AGENDA

JOINT CITY COUNCIL/SUCCESSOR AGENCY
REGULAR MEETING
COUNCIL CHAMBERS
117 FOURTH STREET, GONZALES, CA 93926
MONDAY, JULY 20, 2026
6:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

City Council/Successor Agency Members:

Mayor Pro Tem/Vice Chair Liz Silva, Council/Agency Member Scott Funk, Council/Agency Member Lorraine Worthy, Council/Agency Member Maria Orozco, Mayor/Chair Jose L. Rios

PUBLIC NOTICE

This meeting is being conducted consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic. The public may participate in person or online via zoom at https://us06web.zoom.us/j/87020263943 or call 1 (669) 900-6833 and use Meeting ID: 870 2026 3943. If you wish to make either a general public comment or to comment on a specific agenda item, please use the Raise Hand function. You will be allowed two minutes for your comments.

If you choose not to attend the City Council meeting but wish to make a comment on a specific agenda item, please submit your comment limited to 250 words or less by 12:00p.m. on the day of the meeting to the City Clerk at cityclerk@ci.gonzales.ca.us

4. PRESENTATIONS

4.1 Introduction and Appointment of New Gonzales Youth Council Commissioners

5. BUSINESS FROM THE PUBLIC

Business from the Public not on the Agenda; any member of the Public may address the Council/Agency for a period not to exceed two (2) minutes on any subject not on the Agenda. The Council/Agency will listen to all communications but may take no action.

6. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine by the City Council and will be adopted by one action of the Council unless any Council Member has a question or wishes to make a statement or discuss an item. In that event, the Mayor will remove the item from the Consent Calendar for separate consideration.

6.1 Approve the Joint City Council/Successor Agency Regular Meeting Minutes of June 15, 2026

June 15, 2026 CC/SA Minutes

6.2 Approve Accounts Payable Warrants #54018-54131
Warrants #54018-54131

6.3 City Manager Report
City Manager Report - June 2026

6.4 Community Development Department Activity Report

6.5 Community Engagement & Recreation Activity Report
Activity Report Pictures

6.6 Fire Department Activity Report

6.7 Police Department Activity Report

6.8 Public Works/City Engineer Department Activity Report
Activity Report Pictures

6.9 Accept the 2025 Draft General Plan Annual Progress Report to be Submitted to the State of California Housing and Community Development Department.
2025_GP APR

6.10 Resolution No. 2026-38, A Resolution of the City Council of the City of Gonzales Approving a Master Funding Agreement with the Transportation Agency for Monterey County (TAMC) for Funding Allocations Approved by the Transportation Agency Board of Directors from July 20, 2026, through June 31, 2029
Resolution No. 2026-38
Agreement with TAMC - Master Funding Agreement

6.11 Resolution No. 2026-39, A Resolution of the City Council of the City of Gonzales Declaring Canvass of Returns and Results of the Statewide Direct Primary Election Held on Tuesday, June 2, 2026
Resolution No. 2026-39

6.12 Resolution No. 2026-40, A Resolution of the City Council of the City of Gonzales Approving and Authorizing the City Manager to Execute a Legal Services Contract with Grossman Kelly PLLC to Prosecute on a Contingency Basis Legal Claims for Harm and Property Damage from Soil and Water Contamination
Resolution No. 2026-40
Exhibit A - Contract with Grossman Kelly PLLC

7. REGULAR AGENDA

7.1 **Public Hearing** to Consider Resolution No. 2026-41, A Resolution of the City Council of the City of Gonzales Approving and Accepting the Gonzales Police Department's AB 481 Fiscal Year 2025-2026 Annual Military Equipment Report Pursuant to Government Code Section 7071(d) and Renewing City of Gonzales Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment"

- Staff Report
- **Public Hearing**
- Council Discussion

- Council Action

Public Hearing Notice
Resolution No. 2026-41
Exhibit A - AB 481 Annual 2025-2026 Military Equipment Rept
Exhibit B - Ordinance No. 2022-131

7.2 **Public Hearing** to Consider **Resolution No. 2026-42**, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - California Breeze Benefit Assessment District, Phase Nos. 1, 2 and 3; and **Resolution No. 2026-43**, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - California Breeze Parks and Open Spaces Maintenance Assessment District, Phases 1, 2 & 3

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

Public Hearing Notice
Resolution No. 2026-42
California Breeze Benefit AD Report
Resolution No. 2026-43
California Breeze P&OS AD Report

7.3 **Public Hearing** to Consider **Resolution No. 2026-44,** A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Canyon Creek Benefit Assessment District Nos. 1, 2 and 3; and **Resolution No. 2026-45**, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

Public Hearing Notice
Resolution No. 2026-44
Canyon Creek Benefit AD Report
Resolution No. 2026-45
Canyon Creek P&OS AD Report

7.4 **Public Hearing** to Consider **Resolution No. 2026-46,** A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Gonzales Industrial Park Benefit Assessment District; and **Resolution No. 2026-47**, A Resolution of the City Council of the City of Gonzales Confirming Diagram and

Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Gonzales Industrial Park Landscape Maintenance Assessment District

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

Public Hearing Notice
Resolution No. 2026-46
Industrial Park Benefit AD Report
Resolution No. 2026-47
Industrial Park Landscape AD Report

7.5 **Public Hearing** to Consider **Resolution No. 2026-48,** A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Cipriani Estates Benefit Assessment District; and **Resolution No. 2026-49,** A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Cipriani Estates Parks and Open Spaces Maintenance Assessment District

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

Public Hearing Notice
Resolution No. 2026-48
Cipriani Estates Benefit AD Report
Resolution No. 2026-49
Cipriani Estates P&OS AD Report

7.6 Request for Direction Regarding City Council Term Limits

- Staff Report
- Public Comment
- Council Discussion
- Council Action

7.7 Surplus Land Act (SLA) Update

- Staff Report
- Public Comment
- Council Discussion
- Council Action

LOI 469 Venice Way
LOI 473 Venice Way
LOI 477 Venice Way

LOI 498 South Alta Street

8. BUSINESS FROM CITY COUNCIL

8.1 Board/Committee Reports

- League of California Cities Monterey Bay Division
- Association of Monterey Bay Area Governments
- Monterey Salinas Transit

8.2 Oral Communications

9. BUSINESS FROM CITY MANAGER

10. CLOSED SESSION

Any member of the public may address the Council on a closed session item appearing on the agenda. Speakers shall have a limited time of two (2) minutes. Please be brief and to the point.

10.1 The City Council will recess to closed session to consider personnel matters pursuant to Government Code Section 54957 (Evaluation- City Manager).

11. ADJOURNMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (831) 675-5000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (CFR 35.102-35.104 ADA Title II). This is a public meeting and as such, can be seen live by people present or online and is being recorded; therefore; anything you say or do here is public information. The recordings are available online.

Any writing or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection at City Hall located at 147 Fourth Street, Gonzales, California, during normal business hours.

I, Mary Villegas, Deputy City Clerk of the City of Gonzales, do hereby certify that a copy of the foregoing Joint City Council/Successor Agency Regular Meeting Agenda was posted at City Hall, Council Chambers, and on the City's website by Thursday, July 16, 2026, at 5:00pm.

Mary Villegas 07/16/26

Mary Villegas Date

CITY OF GONZALES

AGENDA ITEM

6.1

CITY MANAGER

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: Approve the Joint City Council/Successor Agency Regular Meeting Minutes of June 15, 2026

ATTACHMENTS:
June 15, 2026 CC/SA Minutes

MINUTES

JOINT MEETING OF THE
GONZALES REGULAR MEETING
AND GONZALES JOINT CITY
COUNCIL/SUCCESSOR AGENCY
MONDAY, JUNE 15, 2026
6:00 PM

1. CALL TO ORDER

Mayor Pro Tem Silva called the meeting to order at 6:00pm.

2. PLEDGE OF ALLEGIANCE

Council Member Funk led the flag salute.

3. ROLL CALL

Attendee Name	Title	Status
Liz Silva	Mayor Pro Tem/Vice Chair	Present
Scott Funk	Member	Present
Maria Orozco	Member	Present
Lorraine Worthy	Member	Present
Jose L Rios	Mayor/Chair	Excused Absence

STAFF PRESENT

City Manager Carmen Gil, City Attorney Michael F. Rodriquez, Community Development Director Taven Kinison Brown, Executive Assistant to the City Manager/Deputy City Clerk Mary Villegas, Administrative Assistant II Yoanna Meza, Public Works Director/City Engineer Octavio Hurtado, and Police Chief Keith Wise.

PUBLIC NOTICE

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4. PRESENTATIONS

4.1 Community Center Complex Project Award

Mayor Pro Tem Silva wished to present the Sportsmanship Certificates first, so this item was presented after Item 4.2.

City Manager Gil reported Luis Flores would be sharing about the project and recognitions.

Harris & Associates Construction Manager Luis Flores, said he was honored to share that the project was awarded the Project Achievement Award by the Construction Management Association of America, the Northern California Chapter, in the vertical construction category for projects up to $49 million. He thanked the City of Gonzales, City Council, City Staff, City Manager Gil, Public Works Director Hurtado, and the entire project team for entrusting Harris & Associates with the opportunity to help deliver this important project and this important investment for the community. He said this recognition reflects not only the quality of the finished facility, but also the strength and the partnership among City leaders, staff, designers, contractors, and community stakeholders. He indicated that delivering a project of this caliber while maintaining the established budget, is a testament to the City's leadership, thoughtful decision-making, and collaborative approach embraced throughout the project. He shared that from the very beginning, this project stood out because of its clear commitment to creating a facility that truly belongs to the residents of Gonzales, and it was inspiring to witness community members actively participate in the planning, design, and execution process to help shape a project that will serve generations to come.

He added that one of the most rewarding aspects of this project was the contributions from the City of Gonzales Youth Council, and it was meaningful because their ideas, perspectives, and enthusiasm helped influence a facility that reflects the needs, aspirations, and visions of the Gonzales youth and the next generation, and while this award recognizes excellence in construction management and project delivery, the true measure of the success is that Gonzales now has a community-centered facility shaped by its residents, delivered within budget, and built to serve the community for years to come. He also informed that the project also received the local APWA Monterey Bay Chapter Project Achievement Award. He thanked everyone again for allowing Harris & Associates to be a part of this team. He presented the award and congratulated everyone.

The Council thanked Construction Manager Flores for his help in making this easy from beginning to end. They were proud of the Community Center and appreciated all his efforts during this project.

City Manager Gil also thanked Construction Manager Flores for all his work, and the whole team who made the project come to fruition, Finance Director Howard, City Attorney Rodriquez, and everyone who either pitched in funding or helped advocate to make this dream a reality and it's been an amazing

project and a staple in our community for years to come. She added that staff was still working through the USDA items on a daily basis, but the Center it's now fully functioning and programmed by the Boys and Girls Club.

Public Works Director Hurtado added he came into the project late, but City Manager Gil was very kind to keep him at arm's length on the final financing, but watching the project at the tail end and watching Construction Manager Flores involved in this project, he's a true professional and he really values his efforts and work. He told everyone we are very lucky to have him on this team, and that is probably why he got the Young Professional of the Year Award.

The Council and staff congratulated Mr. Flores for the well deserved recognition.

4.2 Gonzales Little League Sportsmanship Recognition

Mayor Pro Tem Silva presented the Certificates of Recognition to the players.

5. BUSINESS FROM THE PUBLIC

Business from the Public not on the Agenda; any member of the Public may address the Council/Agency for a period not to exceed two (2) minutes on any subject not on the Agenda. The Council/Agency will listen to all communications but may take no action.

Henry Martinez Sr., 112 10th Street, commented about Measure B, and wanted to offer an olive branch and said they're willing to work with the City to see waste, like the cop sitting here, and where things can be cut and find ways to move money around. He also said he's going to run for City Council District 4 and wanted the rest of the Council Members, except Council Member Worthy, to be warned and stay in their districts and not mingle across borders.

Henry Martinez Jr., (via zoom), said he was here to gloat and talked about he and other landlords winning a huge victory with Measure B failing. He made suggestions for a future measure, and said there was no announcement on losing.

6. CONSENT AGENDA

All matters listed under the Consent Agenda are considered routine by the City Council and will be adopted by one action of the Council unless any Council Member has a question or wishes to make a statement or discuss an item. In that event, the Mayor will remove the item from the Consent Calendar for separate consideration.

6.1 Approve the Joint City Council/Successor Agency Regular Meeting Minutes of June 1, 2026

6.2 Approve Accounts Payable Warrants #53966-54016

6.3 City Manager Report

6.4 Community Development Department Activity Report

6.5 Community Engagement & Recreation Departments Activity Report

6.6 Fire Department Activity Report

6.7 Police Department Activity Report

6.8 Public Works/City Engineer Department Activity Report

6.9 Resolution No. 2026-22, A Resolution of the City Council of the City of Gonzales Calling and Providing for a General Municipal Election to be Held in the City of Gonzales on November 3, 2026, Making Determinations Required by Section 13307 of the Elections Code With Respect to Candidates' Statements, Requesting the Monterey County Elections Department to Conduct and Consolidate the Election With the Statewide General Election, and Authorizing the City Manager to Enter into an Agreement with the Monterey County Registrar of Voters for Related Election Service

6.10 Resolution No. 2026-23, A Resolution of the City Council of the City Approving and Adopting the Measure 'K' Oversight Committee's Recommendation of a Revised Prioritized List of Services and Programs to be Funded with Tax Proceeds Received from the Measure 'K' transaction and Use Tax During Fiscal Year 2026-2027, Including Funding Allocations

6.11 Resolution No. 2026-28, A Resolution of the City Council of the City of Gonzales Establishing an On-Call Consultant List for Professional Services.

6.12 Resolutions Providing Preliminary Approval of Engineer's Reports and Setting Date for Approval of Levy and Collection of Assessments. Resolution No. 2026- 29, Resolution No. 2026- 30, Resolution No. 2026-31, Resolution No. 2026-32, Resolution No. 2026-33, Resolution No. 2026-34, Resolution No. 2026-35, Resolution No. 2026-36, and Resolution No. 2026-37

Council Member Worthy pulled item 6.10 for further discussion. She wanted the community to know what we had to do because Measure B did not pass. She said that was the main reason we had to move a lot of money around so that we could pay our Fire Department.

Mayor Pro Tem Silva asked with the cuts being made, if there were any cuts to National Night Out.

City Manager Gil responded that the $5,000 that's part of this list is what pays for the National Night Out event, and if we cut back, we would not have enough to have this event.

Council Member Orozco asked if the fees that parents pay for the After School Program, stayed the same since it started.

City Manager Gil responded that everything has increased a bit and it is outlined in the fee schedule which is later on the agenda, but everything has increased including pool parties, except the single day pass for the pool. She reminded that most of the things that we do for the public like the sports, pool, After School Program, and other things, do not equal out and do not cover staff time and all other costs that we have to incur, so it's not enough to break even.

Council Member Worthy said that there used to be sponsors to pay for example uniforms and asked if we're not getting any sponsors.

City Manager Gil responded we're getting a bit of sponsorships in sports and staff has also gone after grants for aquatics programs, but it doesn't offset the cost of everything and still doesn't pay for what costs to run the programs since personnel is always the most costly.

RESULT:	**PASSED[UNANIMOUS] Consent Agenda Items**
MOVER:	Lorraine Worthy
SECONDER:	Scott Funk
AYES:	Liz Silva, Scott Funk, Maria Orozco, Lorraine Worthy
ABSENT:	Jose L Rios

7. REGULAR AGENDA

7.1 Gonzales Police Department's AB 481 Annual Report 2025-2026

Staff Report: City Attorney Rodriquez presented the staff report.

Public Comment: There was none.

RESULT:	**PASSED[UNANIMOUS]**
MOVER:	Lorraine Worthy
SECONDER:	Maria Orozco
AYES:	Liz Silva, Scott Funk, Maria Orozco, Lorraine Worthy
ABSENT:	Jose L Rios

7.2 Resolution No. 2026- 24, A Resolution of the City Council of the City of Gonzales Establishing the Cost for Services Fee Schedule for Fiscal Year 2026-2027

Staff Report: City Manager Gil presented the staff report.

Mayor Pro Tem Silva opened the public hearing at 6:32pm.

Public Hearing: There were no comments.

Mayor Pro Tem Silva closed the public hearing at 6:32pm.

7.3 Public Hearing Regarding Vacancies, Recruitment, and Retention Efforts

Staff Report: City Manager Gil presented the staff report via powerpoint presentation on AB 2561. She gave the AB 2561 background and explained the current positions, vacancies, recruitment efforts, and challenges.

Mayor Pro Tem Silva opened the public hearing at 6:45pm.

Public Hearing: There was none.

Mayor Pro Tem Silva closed the public hearing at 6:45pm.

Council Discussion: Mayor Pro Tem Silva said staff does wondrous things, and thanked them for picking up the slack since nobody likes to work a little more, but by them doing so, it keeps our community happy.

RESULT:	**PASSED[UNANIMOUS]**
MOVER:	Lorraine Worthy
SECONDER:	Liz Silva
AYES:	Liz Silva, Scott Funk, Maria Orozco, Lorraine Worthy
ABSENT:	Jose L Rios

8. BUSINESS FROM CITY COUNCIL

8.1 Board/Committee Reports

League of California Cities Monterey Bay Division - No report.

Association of Monterey Bay Area Governments - Council Member Funk reported on the approval of the final 2050 Metropolitan Transportation Plan and Sustainable Communities Strategy, and Final Environmental Impact Report.

Monterey Salinas Transit - Council Member Worthy said she provided the meeting highlights to the Council this evening as she was not able to attend the meeting. She announced Tony Barrera was elected as Chair and Luis Alejo as the Vice Chair for 2026-2027.

Oral Communications

Council Member Orozco informed she attended the graduation ceremony at the High School and it was nice to see they mentioned and introduced all of the Council Members. She and announced Rotary's 4th of July event, and anyone interested in the parade could contact her, Scott, Carmen or Chief since they all have the application forms. She also announced their Annual Golf Tournament on August 1st.

Council Member Funk said we've had a great couple of weeks seeing a lot of promotions, graduations, and a number of other youth events in the community.

Council Member Worthy asked everyone to please watch out for the kids on the street since they're out of school riding bikes or walking with their phones, so we need to be mindful.

Mayor Pro Tem Silva reported that one of our recent graduates, Ulysses Valdez, was selected as this year's Monterey County Fair Heritage Animal Exhibitor, and was given a $2,500 scholarship, and he's attending Cal Poly in the fall. She expressed her best wishes to him and the rest of the graduates as they move on to their educational futures and careers.

She asked for a moment of silence in memory of Gilbert Velasquez, a very active person in our community, who passed away on Memorial Day.

A moment of silence was observed.

9. BUSINESS FROM CITY MANAGER

City Manager Gil announced the Senior Bingo on June 22nd at 10am at the Community Center, the 4th of July Celebration at Central Park, and the Car Show on July 18th at 12:00pm. She reminded the community that we do not allow or tolerate illegal fireworks in town.

Public Works Director Hurtado shared that staff submitted an application for some street and pedestrian improvements for about $3.4 million. He thanked the Council for their patience in not getting 4th Street done because staff put all the projects together which also include Mr. Maturino's area of Del Monte. He said staff is hopeful to hear some good news this summer.

Police Chief Wise reported the SPCA Vaccination Clinic went really well, and there were approximately 100 people who showed up.

Council Member Orozco forgot to mention under her comments that Valeria Beltran not only received her High School diploma, but she also received her diploma from Hartnell College. She's the first student to have received it with the new partnership they have with Hartnell College.

10. CLOSED SESSION

Any member of the public may address the Council on a closed session item appearing on the agenda. Speakers shall have a limited time of two (2) minutes. Please be brief and to the point.

There was none.

10.1 The City Council will recess to closed session to confer with its attorney regarding litigation pursuant to Government Code Section 54956.9(a)(d-4)- deciding whether to initiate litigation.

Direction provided to legal counsel. No other reportable action taken.

10.2 The City Council will recess to closed session pursuant to Government Code Section 54956.9(a) to confer with its Attorney regarding pending litigation which has been initiated formally and to which the City is a party: Claim of Daniela Gomez.

Claim of Gomez was denied, direction provided to legal counsel.

10.3 The City Council will recess to closed session to consider personnel matters pursuant to Government Code Section 54957 (Evaluation- City Manager).

Evaluation was continued to July 20th. No reportable action taken.

11. ADJOURNMENT

RESULT:	**PASSED[UNANIMOUS]**
MOVER:	Liz Silva
SECONDER:	Scott Funk
AYES:	Liz Silva, Scott Funk, Maria Orozco, Lorraine Worthy
ABSENT:	Jose L Rios

The meeting was adjourned at 7:32 PM.

ATTEST:

_____

Mary Villegas, Deputy City Clerk

CITY OF GONZALES

AGENDA ITEM

6.2

CITY MANAGER

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: Approve Accounts Payable Warrants #54018-54131

ATTACHMENTS:
Warrants #54018-54131

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Bank Code: POOL-MECHANICS-POOL-MECHANICS BANK							
EDIS	EMPLOYER DRIVEN INSURANCE SERVICES		06/18/2026	Regular	0.00	10,074.63	54018
INV0001388	Invoice	06/18/2026	EDIS - ADMIN		0.00	1,044.00	
INV0001389	Invoice	06/18/2026	EDIS - MEDICAL		0.00	9,030.63	
MEDEYE	EYEMED		06/18/2026	Regular	0.00	474.10	54019
INV0001408	Invoice	06/18/2026	VISION INSURANCE - EMPLOYER		0.00	474.10	
GONZPOA	GONZALES POLICE OFFICERS ASSOCIATION		06/18/2026	Regular	0.00	450.00	54020
INV0001399	Invoice	06/18/2026	POA UNION DUES		0.00	450.00	
FIREDUES	GONZALES PROFESSIONAL FIREFIGHTERS ASSO(		06/18/2026	Regular	0.00	73.44	54021
INV0001390	Invoice	06/18/2026	FIRE UNION DUES		0.00	73.44	
PARS	JOHN HANCOCK USA		06/18/2026	Regular	0.00	2,267.01	54022
INV0001396	Invoice	06/18/2026	CITIBANK-PARS CONTRACT # 86360		0.00	2,267.01	
ICMA	MISSION SQUARE		06/18/2026	Regular	0.00	4,756.08	54023
INV0001382	Invoice	06/18/2026	457 LOAN PAYMENT		0.00	1,253.55	
INV0001392	Invoice	06/18/2026	457 ICMA DEFERRED COMP		0.00	3,502.53	
STANDARD	STANDARD INSURANCE COMPANY		06/18/2026	Regular	0.00	2,048.01	54024
INV0001385	Invoice	06/18/2026	AD&D - EMPLOYER		0.00	140.48	
INV0001393	Invoice	06/18/2026	BASIC LIFE - EMPLOYER		0.00	907.06	
INV0001395	Invoice	06/18/2026	LONG TERM DISABILITY - EMPLOYER		0.00	1,000.47	
	Void		06/18/2026	Regular	0.00	0.00	54025
4343	4LEAF, INC.		06/19/2026	Regular	0.00	3,890.86	54026
J0816-26D	Invoice	06/19/2026	Plan Check Fees		0.00	3,890.86	
256	ABAG PUBLICLY OWNED ENERGY RESOURCES		06/19/2026	Regular	0.00	7,317.33	54027
1002008	Invoice	06/19/2026	Levelized Natural Gas		0.00	7,317.33	
108	AIRGAS		06/19/2026	Regular	0.00	223.73	54028
5525262297	Invoice	06/19/2026	Propane		0.00	158.92	
5525262420	Invoice	06/19/2026	Propane		0.00	64.81	
4117	AT&T		06/19/2026	Regular	0.00	774.66	54029
030726	Invoice	06/19/2026	Phone Lines		0.00	369.61	
060526	Invoice	06/19/2026	Phone Lines		0.00	405.05	
3168	AUTOZONE INC.		06/19/2026	Regular	0.00	717.82	54030
05509118662	Invoice	06/19/2026	Vehicle Maint		0.00	71.41	
05509121921	Invoice	06/19/2026	Brake Pads		0.00	165.75	
05509123356	Invoice	06/19/2026	Vehicle Maint.		0.00	480.66	
4260	BLACKTHORNE SPAS LLC		06/19/2026	Regular	0.00	554.88	54031
75130	Invoice	06/19/2026	Pool Maint		0.00	554.88	
BOYSGIRLS	BOYS & GIRLS CLUBS OF MONTEREY COUNTY		06/19/2026	Regular	0.00	10,000.00	54032
305	Invoice	06/19/2026	Youth Programming		0.00	10,000.00	
3526	BRYAN EQUIPMENT CO.		06/19/2026	Regular	0.00	970.97	54033
83642	Invoice	06/19/2026	Diesel Pump for Sewer Plant		0.00	970.97	
770	CARLOS ALBERTO ESQUIVEL JACOB'S MAINTEN/		06/19/2026	Regular	0.00	100.00	54034
2093	Invoice	06/19/2026	Janitorial		0.00	100.00	
4373	CORE & MAIN LP		06/19/2026	Regular	0.00	9.57	54035

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
Z089690	Invoice	06/19/2026	Meter Boxes		0.00	608.63	
Z146187	Invoice	06/19/2026	Gasket for Meters		0.00	9.57	
Z146320	Credit Memo	06/19/2026	Meter Boxes Return		0.00	-608.63	
3232	CREATIVE SERVICES OF NEW ENGLAND		06/19/2026	Regular	0.00	613.95	54036
C26-31130	Invoice	06/19/2026	PD Stickers		0.00	613.95	
1821	CSK AUTO, INC.		06/19/2026	Regular	0.00	150.58	54037
3566-304241	Invoice	06/19/2026	Vehicle Maint.		0.00	150.58	
3028	D & J TIRE SERVICE		06/19/2026	Regular	0.00	1,340.92	54038
18174	Invoice	06/19/2026	Vehicle Repair		0.00	906.92	
18183	Invoice	06/19/2026	Vehicle Maint		0.00	140.00	
18184	Invoice	06/19/2026	Tire Repair		0.00	30.00	
18192	Invoice	06/19/2026	Vehicle Maint		0.00	264.00	
1410	DEPARTMENT OF JUSTICE ACCOUNTING OFFICE		06/19/2026	Regular	0.00	243.00	54039
050817	Invoice	06/19/2026	DOJ Livescan		0.00	243.00	
GATEWAYP	GATEWAY PACIFIC CONTRACTORS, INC		06/19/2026	Regular	0.00	62,607.10	54040
R.6	Invoice	06/19/2026	IWTF Pump Out & Clean Pond D		0.00	62,607.10	
3274	GONZALES ACE HARDWARE INC.		06/19/2026	Regular	0.00	140.18	54041
044028/3	Invoice	06/19/2026	Locks for Shop & Sewer plant		0.00	110.23	
044048/3	Invoice	06/19/2026	Digging Tool for Softball Fence		0.00	29.95	
225	GONZALES IRRIGATION		06/19/2026	Regular	0.00	314.73	54042
137763	Invoice	06/19/2026	Sprinkler Nozzle		0.00	16.31	
137847	Invoice	06/19/2026	Pipes for discharge lines		0.00	298.42	
4071	GREAT AMERICA FINANCIAL SERVICES CORPOR/		06/19/2026	Regular	0.00	1,348.84	54043
42155989	Invoice	06/19/2026	Copier lease		0.00	1,348.84	
GREENRU	GREEN RUBBER-KENNEDY AG		06/19/2026	Regular	0.00	270.77	54044
S830726	Invoice	06/19/2026	Connector for Pump @ sewer plant		0.00	270.77	
1319	GREEN VALLEY FARM SUPPLY		06/19/2026	Regular	0.00	585.66	54045
181664	Invoice	06/19/2026	Roundup for weeds		0.00	494.46	
375083	Invoice	06/19/2026	Supplies		0.00	91.20	
3228	HARRIS & ASSOCIATES, INC.		06/19/2026	Regular	0.00	9,012.50	54046
72561	Invoice	06/19/2026	Community Center		0.00	9,012.50	
2215	HINDERLITER, DE LLAMAS & ASSOCIATES		06/19/2026	Regular	0.00	1,146.92	54047
SIN060959	Invoice	06/19/2026	Finance Forecasting		0.00	1,146.92	
2818	JARVIS FAY LLP		06/19/2026	Regular	0.00	8,783.50	54048
22037	Invoice	06/19/2026	Legal Services		0.00	3,528.00	
22038	Invoice	06/19/2026	Legal Services		0.00	315.00	
22039	Invoice	06/19/2026	Legal Services		0.00	315.00	
22040	Invoice	06/19/2026	Legal Services		0.00	210.00	
22041	Invoice	06/19/2026	Legal Services		0.00	210.00	
22042	Invoice	06/19/2026	Legal Services		0.00	210.00	
22043	Invoice	06/19/2026	Legal Services		0.00	210.00	
22044	Invoice	06/19/2026	Legal Services		0.00	210.00	
22045	Invoice	06/19/2026	Legal Services		0.00	210.00	
22046	Invoice	06/19/2026	Legal Services		0.00	3,365.50	
72	MISSION UNIFORM SERVICE		06/19/2026	Regular	0.00	1,562.78	54049
526131083	Invoice	06/19/2026	Mission Linen		0.00	191.80	
526158649	Invoice	06/19/2026	Mission Linen Supply		0.00	137.37	
526165817	Invoice	06/19/2026	Mission Linen Supply		0.00	106.14	
526165819	Invoice	06/19/2026	Mats		0.00	60.53	
526165820	Invoice	06/19/2026	Towels		0.00	111.44	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
526165821	Invoice	06/19/2026	uniforms		0.00	196.09	
526172328	Invoice	06/19/2026	Uniforms		0.00	92.53	
526183044	Invoice	06/19/2026	Gloves		0.00	107.02	
526201253	Invoice	06/19/2026	Mission Linen Supply		0.00	191.80	
526201254	Invoice	06/19/2026	Mats		0.00	60.53	
526201255	Invoice	06/19/2026	Towels		0.00	111.44	
526201256	Invoice	06/19/2026	Uniforms		0.00	196.09	
3970	MNS ENGINEERS, INC.		06/19/2026	Regular	0.00	101,908.75	54050
26060724	Invoice	06/19/2026	PM/CM for IW System		0.00	3,702.00	
26060725	Invoice	06/19/2026	CM for Industrial WWTP		0.00	98,206.75	
245	MONTEREY COUNTY HEALTH DEPARTMENT		06/19/2026	Regular	0.00	52.00	54051
GNZ-PD 26-7	Invoice	06/19/2026	Case ZG2600039		0.00	52.00	
MCRFD	Monterey County Regional Fire District		06/19/2026	Regular	0.00	4,650.00	54052
06022026	Invoice	06/19/2026	Fire Chief Support		0.00	4,650.00	
2525	MY JEEP CHRYSLER DODGE		06/19/2026	Regular	0.00	275.23	54053
271295	Invoice	06/19/2026	Vehicle Maint		0.00	275.23	
PACIFICCRE	PACIFIC CREST ENGINEERING INC		06/19/2026	Regular	0.00	8,040.00	54054
16496	Invoice	06/19/2026	WW Treatment Pond Study		0.00	8,040.00	
3194	PUBLIC AGENCY RETIREMENT SERVICES		06/19/2026	Regular	0.00	521.92	54055
60650	Invoice	06/19/2026	Admin Fees		0.00	521.92	
125	RAIN FOR RENT		06/19/2026	Regular	0.00	73,573.88	54056
2250379	Invoice	06/19/2026	WWTP		0.00	4,692.72	
2270134	Invoice	06/19/2026	WWTP Clarifier		0.00	45,186.83	
2271422	Invoice	06/19/2026	WWTP		0.00	23,694.33	
258	SALINAS VALLEY SOLID WASTE AUTHORITY		06/19/2026	Regular	0.00	32,674.76	54057
26663	Invoice	06/19/2026	AB939 Service Fee		0.00	10,656.00	
26753	Invoice	06/19/2026	Tonage - May 2026		0.00	22,018.76	
1965	SANTIAGO MELGOZA		06/19/2026	Regular	0.00	35.00	54058
061226	Invoice	06/19/2026	EVOC Course		0.00	35.00	
1771	SOCIAL VOCATIONAL SERVICES INC		06/19/2026	Regular	0.00	2,012.16	54059
24E2608-IN	Invoice	06/19/2026	Janitorial		0.00	437.16	
25E2603-IN	Invoice	06/19/2026	Janitorial		0.00	1,575.00	
303	SOUTH BAY REGIONAL PUBLIC SAFETY TRAININ		06/19/2026	Regular	0.00	4,189.00	54060
226505	Invoice	06/19/2026	Basic Police Academy		0.00	4,189.00	
2673	SPECTRUM Charter Communications		06/19/2026	Regular	0.00	1,347.19	54061
170001001060126	Invoice	06/19/2026	Internet		0.00	1,347.19	
Tess	Tess Welburn		06/19/2026	Regular	0.00	1,316.25	54062
G202605	Invoice	06/19/2026	Payroll Services		0.00	1,316.25	
1890	THE SPCA OF MONTEREY COUNTY		06/19/2026	Regular	0.00	7,020.00	54063
5-26	Invoice	06/19/2026	SPCA		0.00	7,020.00	
4086	TRANS UNION LLC		06/19/2026	Regular	0.00	3.46	54064
05626970	Invoice	06/19/2026	Trans Union		0.00	3.46	
3175	TRANS UNION RISK AND ALTERNATI DATA SOLL		06/19/2026	Regular	0.00	110.00	54065
298157-202605-1	Invoice	06/19/2026	Trans Union		0.00	110.00	
3718	TRINI'S PLUMBING		06/19/2026	Regular	0.00	627.14	54066
5849	Invoice	06/19/2026	Police Dept Material		0.00	40.81	
5854	Invoice	06/19/2026	Sewer Dept Materials		0.00	39.66	
5855	Invoice	06/19/2026	Parks Material		0.00	78.89	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
5872	Invoice	06/19/2026	Shop Materials		0.00	60.86	
6275	Invoice	06/19/2026	Pool Material		0.00	337.91	
6277	Invoice	06/19/2026	Building Material		0.00	11.95	
6280	Invoice	06/19/2026	Streets Material		0.00	10.32	
6293	Invoice	06/19/2026	Water Dept Materials		0.00	46.74	
3577	U.S. BANK		06/19/2026	Regular	0.00	4,135.93	54067
060826KW	Invoice	06/19/2026	Credit Card Expenses		0.00	1,511.82	
060826OH	Invoice	06/19/2026	Credit Card Expenses		0.00	2,624.11	
3550	ULYSES FIERROS		06/19/2026	Regular	0.00	35.00	54068
061226	Invoice	06/19/2026	EVOC Course		0.00	35.00	
103	USA BLUE BOOK		06/19/2026	Regular	0.00	3,233.09	54069
INV01064695	Invoice	06/19/2026	PH Testing Equipment		0.00	881.91	
INV01073336	Invoice	06/19/2026	Chlorine Pump for Wells		0.00	2,351.18	
3471	VERIZON WIRELESS		06/19/2026	Regular	0.00	344.09	54070
6145297076	Invoice	06/19/2026	Verizon - Broadband		0.00	344.09	
99	VOSTI'S, INC.		06/19/2026	Regular	0.00	630.73	54071
278321-1	Invoice	06/19/2026	Vehicle Maint		0.00	630.73	
WALLACE	WALLACE GROUP, A CALIFORNIA CORPORATIOI		06/19/2026	Regular	0.00	4,179.90	54072
67792	Invoice	06/19/2026	Regulatory Compliance Assitance		0.00	465.00	
68023	Invoice	06/19/2026	Regulatory Compliance Assistance		0.00	3,714.90	
Zanjero	Zanjero LLC		06/19/2026	Regular	0.00	22,175.00	54073
7841	Invoice	06/19/2026	Puente del Monte		0.00	8,145.00	
7919	Invoice	06/19/2026	Puente del Monte		0.00	6,340.00	
7988	Invoice	06/19/2026	Puente del Monte		0.00	7,690.00	
PWDUES	CA PROFESSIONAL EMPLOYEES AFL-CIO		07/02/2026	Regular	0.00	326.40	54074
INV0001434	Invoice	07/02/2026	PW UNION DUES		0.00	326.40	
EDIS	EMPLOYER DRIVEN INSURANCE SERVICES		07/02/2026	Regular	0.00	32,570.16	54075
INV0001418	Invoice	07/02/2026	EDIS - MEDICAL		0.00	32,570.16	
GONZPOA	GONZALES POLICE OFFICERS ASSOCIATION		07/02/2026	Regular	0.00	450.00	54076
INV0001427	Invoice	07/02/2026	POA UNION DUES		0.00	450.00	
FIREDUES	GONZALES PROFESSIONAL FIREFIGHTERS ASSO(		07/02/2026	Regular	0.00	73.44	54077
INV0001419	Invoice	07/02/2026	FIRE UNION DUES		0.00	73.44	
PARS	JOHN HANCOCK USA		07/02/2026	Regular	0.00	2,267.01	54078
INV0001423	Invoice	07/02/2026	CITIBANK-PARS CONTRACT # 86360		0.00	2,267.01	
ICMA	MISSION SQUARE		07/02/2026	Regular	0.00	5,676.49	54079
INV0001413	Invoice	07/02/2026	457 LOAN PAYMENT		0.00	1,253.55	
INV0001421	Invoice	07/02/2026	457 ICMA DEFERRED COMP		0.00	4,422.94	
4343	4LEAF, INC.		06/30/2026	Regular	0.00	7,496.10	54080
J3539A10	Invoice	06/30/2026	Inspections & Building Official Services		0.00	7,496.10	
ADRIAN TRUJILLO	ADRIAN TRUJILLO		06/30/2026	Regular	0.00	2,289.94	54081
062526	Invoice	06/30/2026	Car Show Shirts & Youth Volleyball Jerseys		0.00	2,289.94	
3893	ALVAREZ TECHNOLOGY GROUP, INC.		06/30/2026	Regular	0.00	206.25	54082
80890	Invoice	06/30/2026	IT Support		0.00	206.25	
137	AMERICAN SUPPLY CO.		06/30/2026	Regular	0.00	675.45	54083
3092892	Invoice	06/30/2026	City Building Supplies		0.00	675.45	
86	AT&T		06/30/2026	Regular	0.00	922.31	54084
25434142	Invoice	06/30/2026	Calnet		0.00	922.31	

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3805	BADGER METER INC.		06/30/2026	Regular	0.00	184.83	54085
80242085	Invoice	06/30/2026	Meters & Reading		0.00	184.83	
1054	BANUELOS ENTERPRISES, INC.		06/30/2026	Regular	0.00	154.40	54086
1064	Invoice	06/30/2026	Fuel		0.00	154.40	
1117	CALIFORNIA RURAL WATER ASSOCIATION		06/30/2026	Regular	0.00	1,042.00	54087
6425	Invoice	06/30/2026	CRWA Membership		0.00	1,042.00	
3838	CAL-WEST LIGHTING AND SIGNAL MAINTENANC		06/30/2026	Regular	0.00	100.00	54088
260557	Invoice	06/30/2026	Monthly Maintenance		0.00	100.00	
4373	CORE & MAIN LP		06/30/2026	Regular	0.00	736.76	54089
Z152526	Invoice	06/30/2026	Water Meter Lids		0.00	736.76	
1821	CSK AUTO, INC.		06/30/2026	Regular	0.00	50.47	54090
3566-304465	Invoice	06/30/2026	Maintenance		0.00	50.47	
3028	D & J TIRE SERVICE		06/30/2026	Regular	0.00	30.00	54091
18217	Invoice	06/30/2026	Tire Repair		0.00	30.00	
3752	DUDEK		06/30/2026	Regular	0.00	102,095.43	54092
202605924	Invoice	06/30/2026	IWTF Engineering Support		0.00	60,952.93	
202605930	Invoice	06/30/2026	IWTF Engineering Support		0.00	41,142.50	
GATEWAYP	GATEWAY PACIFIC CONTRACTORS, INC		06/30/2026	Regular	0.00	59,708.17	54093
031926	Invoice	06/30/2026	Dechlor Equipment Install		0.00	21,608.00	
061826	Invoice	06/30/2026	IWWTF		0.00	38,100.17	
3274	GONZALES ACE HARDWARE INC.		06/30/2026	Regular	0.00	441.76	54094
044073/3	Invoice	06/30/2026	Field Paint Flag Football		0.00	22.71	
044106/3	Invoice	06/30/2026	Connectors for Pool's Sunscreen		0.00	3.09	
044107/3	Invoice	06/30/2026	Cable Sleeve		0.00	4.09	
044136/3	Invoice	06/30/2026	Fasteners for Vosti Center		0.00	10.22	
044153/3	Invoice	06/30/2026	Volleyball Net Spring Snap Hook		0.00	4.12	
044167/3	Invoice	06/30/2026	Grippers for Pool's Garbage Can		0.00	16.49	
044168/3	Invoice	06/30/2026	Retaining Wall @Community Center		0.00	222.10	
044171/3	Invoice	06/30/2026	Paint Mixer - Community Center		0.00	13.42	
044173/3	Invoice	06/30/2026	Supplies		0.00	49.57	
044175/3	Invoice	06/30/2026	Field Equipment for Flag Football		0.00	50.56	
044202/3	Invoice	06/30/2026	Field Paint for Flag Football		0.00	54.97	
044206/3	Invoice	06/30/2026	Zip ties for banners		0.00	4.12	
044243/3	Invoice	06/30/2026	Flag Football Field Prep Paint		0.00	61.95	
044264/3	Invoice	06/30/2026	Adapters for Pool Pump		0.00	17.32	
F73163/3	Credit Memo	06/30/2026	Return for a Sprayer		0.00	-92.97	
118	GONZALES RX PHARMACY		06/30/2026	Regular	0.00	26.95	54095
032726	Invoice	06/30/2026	EMS Supplies		0.00	26.95	
1109	GONZALES UNIFIED SCHOOL DISTRICT		06/30/2026	Regular	0.00	54,077.73	54096
AR26-00055	Invoice	06/30/2026	Fuel Cost February 2026		0.00	14,017.31	
AR26-00056	Invoice	06/30/2026	Fuel Cost January 2026		0.00	11,407.51	
AR26-00058	Invoice	06/30/2026	Fuel Cost December 2025		0.00	8,961.49	
AR26-00064	Invoice	06/30/2026	Fuel Cost March 2026		0.00	19,691.42	
	Void		06/30/2026	Regular	0.00	0.00	54097
289	GRANITE ROCK COMPANY		06/30/2026	Regular	0.00	994.64	54098
2292372	Invoice	06/30/2026	Hot Asphalt for potholes		0.00	994.64	
2215	HINDERLITER, DE LLAMAS & ASSOCIATES		06/30/2026	Regular	0.00	1,264.15	54099
SIN061217	Invoice	06/30/2026	Financial Services		0.00	664.15	
SIN064530	Invoice	06/30/2026	Financial Services		0.00	600.00	
3395	MANUEL PEREA TRUCKING, INC.		06/30/2026	Regular	0.00	360.00	54100

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10342	Invoice	06/30/2026	Tool for Softball Fence		0.00	360.00	
KIMBALL	MIDWEST MOTOR SUPPLY COMPANY, INC.		06/30/2026	Regular	0.00	128.76	54101
104590043	Invoice	06/30/2026	Supplies		0.00	128.76	
72	MISSION UNIFORM SERVICE		06/30/2026	Regular	0.00	918.81	54102
526244698	Invoice	06/30/2026	Mats		0.00	60.53	
526244699	Invoice	06/30/2026	Uniforms+Towles+Mats		0.00	111.44	
526244700	Invoice	06/30/2026	Uniforms		0.00	288.92	
526287014	Invoice	06/30/2026	Uniforms		0.00	105.21	
526300186	Invoice	06/30/2026	Mats		0.00	60.53	
526300187	Invoice	06/30/2026	Uniforms/Towels		0.00	111.44	
526300188	Invoice	06/30/2026	Uniforms		0.00	180.74	
3787	NEW SV MEDIA		06/30/2026	Regular	0.00	351.00	54103
181128	Invoice	06/30/2026	Public Notice - Assessment Districts		0.00	351.00	
91	P. G. & E.		06/30/2026	Regular	0.00	45,125.06	54104
061426-33482	Invoice	06/30/2026	PG&E		0.00	179.17	
061526-26379	Invoice	06/30/2026	PG&E/Utilities		0.00	2,609.08	
061526-40172	Invoice	06/30/2026	PG&E/Utilities		0.00	979.03	
061826-12637	Invoice	06/30/2026	PG&E/Utilities		0.00	484.30	
061826-22036	Invoice	06/30/2026	PG&E/Utilities		0.00	1,127.15	
061826-37949	Invoice	06/30/2026	PG&E/Utilities		0.00	599.05	
061826-38028	Invoice	06/30/2026	PG&E/Utilities		0.00	168.86	
061826-59668	Invoice	06/30/2026	PG&E/Utilities		0.00	161.21	
062426-82103	Invoice	06/30/2026	PG&E/Utilities		0.00	38,817.21	
4092	RAZZO LINK, INC. RAZZOLINK		06/30/2026	Regular	0.00	109.95	54105
457250	Invoice	06/30/2026	Internet		0.00	109.95	
2449	SMITH & ENRIGHT LANDSCAPING, INC.		06/30/2026	Regular	0.00	6,410.45	54106
5201	Invoice	06/30/2026	Landscape Maintenance 06/26		0.00	6,410.45	
3670	T-MOBILE		06/30/2026	Regular	0.00	1,011.42	54107
062126	Invoice	06/30/2026	Phones		0.00	1,011.42	
3577	U.S. BANK		06/30/2026	Regular	0.00	18,102.46	54108
060826CG	Invoice	06/30/2026	Credit Card Expenses		0.00	1,747.49	
060826COG	Invoice	06/30/2026	Credit Card Expenses		0.00	16,327.83	
060826TKB	Invoice	06/30/2026	Credit Card Expenses		0.00	27.14	
	Void		06/30/2026	Regular	0.00	0.00	54109
	Void		06/30/2026	Regular	0.00	0.00	54110
99	VOSTI'S, INC.		06/30/2026	Regular	0.00	596.36	54111
278342-1	Invoice	06/30/2026	Vehicle Maintenance		0.00	596.36	
2919	WAGEWORKS		06/30/2026	Regular	0.00	100.00	54112
INV9161076	Invoice	06/30/2026	Admin Fees		0.00	100.00	
3893	ALVAREZ TECHNOLOGY GROUP, INC.		07/02/2026	Regular	0.00	7,745.77	54113
80771	Invoice	06/30/2026	Monthly Billing - July 2026 FY 25/26		0.00	7,745.77	
3713	AXON ENTERPRISE, INC.		07/02/2026	Regular	0.00	15,262.30	54114
INUS277499	Invoice	06/30/2026	AXON - TASERS FY25-26		0.00	7,767.87	
INUS387130	Invoice	06/30/2026	AXON FY25-26		0.00	7,494.43	
2509	CALIFORNIA BUILDING STANDARDS COMMISSIC		07/02/2026	Regular	0.00	60.30	54115
070126	Invoice	06/30/2026	Building Standards Admin Fees Q2 2026		0.00	60.30	
212	CITY OF GONZALES		07/02/2026	Regular	0.00	8,407.13	54116
063026	Invoice	06/30/2026	Utility Bills FY25-26		0.00	8,407.13	
2856	COUNTY OF SANTA CLARA OFFICE OF THE SHER		07/02/2026	Regular	0.00	925.00	54117

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
1800098462	Invoice	06/30/2026	Officer Trainings FY25-26		0.00	925.00	
74	DEPT. OF CONSERVATION DIV. OF ADM. SER.		07/02/2026	Regular	0.00	192.66	54118
063026	Invoice	06/30/2026	SMIP Fee Report Q2 2026		0.00	192.66	
4287	JESSICA OLMEDO		07/02/2026	Regular	0.00	111.94	54119
0626	Invoice	06/30/2026	Pool Snackbar Run FY25-26		0.00	111.94	
KIMBALL	MIDWEST MOTOR SUPPLY COMPANY, INC.		07/02/2026	Regular	0.00	403.00	54120
104590786	Invoice	06/30/2026	Supplies FY25-26		0.00	403.00	
72	MISSION UNIFORM SERVICE		07/02/2026	Regular	0.00	498.55	54121
526244696	Invoice	06/30/2026	Mission Linen - Towels FY25-26		0.00	106.14	
526282749	Invoice	06/30/2026	Mission Linen - Gloves FY25-26		0.00	392.41	
3364	MP EXPRESS. INC		07/02/2026	Regular	0.00	1,198.13	54122
82225	Invoice	06/30/2026	Notice to Apear Prints FY25-26		0.00	1,198.13	
2893	QUINN COMPANY		07/02/2026	Regular	0.00	9,278.65	54123
35085602	Invoice	06/30/2026	Equipment Rental Sewer Plant FY25-26		0.00	9,278.65	
125	RAIN FOR RENT		07/02/2026	Regular	0.00	68,881.16	54124
2281358	Invoice	06/30/2026	WWTP Clarifier FY25-26		0.00	45,186.83	
2283699	Invoice	06/30/2026	WWTP FY25-26		0.00	23,694.33	
RUGGERI	RUGGERI-JENSEN-AZAR		07/02/2026	Regular	0.00	6,260.00	54125
98863	Invoice	06/30/2026	Sewage Treatment Pond Aerial FY25-26		0.00	6,260.00	
SLAKEY	SLAKEY BROTHERS INC		07/02/2026	Regular	0.00	64.47	54126
861082987	Invoice	06/30/2026	Maint. Supplies for Vosti Center FY25-26		0.00	59.82	
861142338	Credit Memo	06/30/2026	Return - Repairs @Vosti Center FY25-26		0.00	-59.82	
861142964	Invoice	06/30/2026	Maint. Supplies Vosti Center FY25-26		0.00	64.47	
SUSP	SPECIALIZED UTILITY SERVICES PROGRAM		07/02/2026	Regular	0.00	4,080.00	54127
3466	Invoice	06/30/2026	CPO Services 06/26		0.00	4,080.00	
142	TRI-COUNTY FIRE PROTECTION, IN		07/02/2026	Regular	0.00	594.00	54128
67661	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	143.00	
67662	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	44.00	
67663	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	55.00	
67664	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	22.00	
67665	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	77.00	
67666	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	187.00	
67667	Invoice	06/30/2026	Fire Extinguishers FY25-26		0.00	66.00	
2	ALL - SAFE ALARMS		07/02/2026	Regular	0.00	600.00	54129
140526	Invoice	07/02/2026	Monthly Monitoring		0.00	600.00	
341	PATRICK ASKEW		07/02/2026	Regular	0.00	361.00	54130
070126	Invoice	07/02/2026	Retiree Medical Insurance Benefit		0.00	361.00	
4092	RAZZO LINK, INC. RAZZOLINK		07/02/2026	Regular	0.00	109.95	54131
464895	Invoice	07/02/2026	Internet		0.00	109.95	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	2.41	DFT0000333
INV0001354	Invoice	06/05/2026	AFLAC ACC - AFTER TAX		0.00	2.41	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	120.01	DFT0000334
INV0001355	Invoice	06/05/2026	AFLAC ACC - PRE-TAX		0.00	120.01	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	111.35	DFT0000335
INV0001356	Invoice	06/05/2026	AFLAC - CANCER		0.00	111.35	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	77.28	DFT0000336
INV0001357	Invoice	06/05/2026	AFLAC - DENTAL		0.00	77.28	

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	58.37	DFT0000337
INV0001359	Invoice	06/05/2026	AFLAC - HOSPITAL		0.00	58.37	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	14.00	DFT0000339
INV0001363	Invoice	06/05/2026	PERS CITY COUNCIL		0.00	14.00	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	2,017.80	DFT0000341
INV0001365	Invoice	06/05/2026	PERS SAFETY EMPLOYEE		0.00	2,017.80	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	4,455.27	DFT0000342
INV0001367	Invoice	06/05/2026	PERS PEPRA MISC EMPLOYER		0.00	4,455.27	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	4,337.76	DFT0000343
INV0001368	Invoice	06/05/2026	PERS PEPRA MISC EMPLOYEE		0.00	4,337.76	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	5,104.00	DFT0000344
INV0001369	Invoice	06/05/2026	PERS PEPRA SAFETY EMPLOYER		0.00	5,104.00	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	4,999.47	DFT0000345
INV0001370	Invoice	06/05/2026	PERS PEPRA SAFETY EMPLOYEE		0.00	4,999.47	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	2,289.96	DFT0000346
INV0001371	Invoice	06/05/2026	PERS MISC EMPLOYER		0.00	2,289.96	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/30/2026	Bank Draft	0.00	4,823.04	DFT0000347
INV0001372	Invoice	06/05/2026	PERS SAFETY EMPLOYER		0.00	4,823.04	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	37.23	DFT0000348
INV0001374	Invoice	06/05/2026	AFLAC - SPECIAL HEALTH EVENT		0.00	37.23	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	2.41	DFT0000356
INV0001383	Invoice	06/18/2026	AFLAC ACC - AFTER TAX		0.00	2.41	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	120.01	DFT0000357
INV0001384	Invoice	06/18/2026	AFLAC ACC - PRE-TAX		0.00	120.01	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	111.35	DFT0000358
INV0001386	Invoice	06/18/2026	AFLAC - CANCER		0.00	111.35	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	77.28	DFT0000359
INV0001387	Invoice	06/18/2026	AFLAC - DENTAL		0.00	77.28	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	58.37	DFT0000360
INV0001391	Invoice	06/18/2026	AFLAC - HOSPITAL		0.00	58.37	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	218.47	DFT0000361
INV0001394	Invoice	06/18/2026	AFLAC - LIFE		0.00	218.47	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	1,389.37	DFT0000362
INV0001397	Invoice	06/18/2026	PERS MISC EMPLOYEE		0.00	1,389.37	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	2,017.80	DFT0000363
INV0001398	Invoice	06/18/2026	PERS SAFETY EMPLOYEE		0.00	2,017.80	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	4,365.18	DFT0000364
INV0001400	Invoice	06/18/2026	PERS PEPRA MISC EMPLOYER		0.00	4,365.18	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	4,250.06	DFT0000365
INV0001401	Invoice	06/18/2026	PERS PEPRA MISC EMPLOYEE		0.00	4,250.06	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	5,144.94	DFT0000366
INV0001402	Invoice	06/18/2026	PERS PEPRA SAFETY EMPLOYER		0.00	5,144.94	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	5,039.56	DFT0000367
INV0001403	Invoice	06/18/2026	PERS PEPRA SAFETY EMPLOYEE		0.00	5,039.56	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	2,060.16	DFT0000368

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
INV0001404	Invoice	06/18/2026	PERS MISC EMPLOYER		0.00	2,060.16	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		06/18/2026	Bank Draft	0.00	4,823.04	DFT0000369
INV0001405	Invoice	06/18/2026	PERS SAFETY EMPLOYER		0.00	4,823.04	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	37.23	DFT0000370
INV0001406	Invoice	06/18/2026	AFLAC - SPECIAL HEALTH EVENT		0.00	37.23	
AFLAC	AFLAC		06/30/2026	Bank Draft	0.00	57.86	DFT0000371
INV0001407	Invoice	06/18/2026	AFLAC - STD		0.00	57.86	
IRS	INTERNAL REVENUE SERVICE		06/18/2026	Bank Draft	0.00	21,800.52	DFT0000372
INV0001409	Invoice	06/18/2026	SOCIAL SECURITY WITHHOLDING		0.00	21,800.52	
EDD	EMPLOYMENT DEVELOPMENT DEPT. State of C:		06/18/2026	Bank Draft	0.00	7,324.29	DFT0000373
INV0001410	Invoice	06/18/2026	CA STATE WITHHOLDING		0.00	7,324.29	
IRS	INTERNAL REVENUE SERVICE		06/18/2026	Bank Draft	0.00	17,749.11	DFT0000374
INV0001411	Invoice	06/18/2026	PAYROLL FEDERAL WITHHOLDINGS		0.00	17,749.11	
IRS	INTERNAL REVENUE SERVICE		06/18/2026	Bank Draft	0.00	5,098.62	DFT0000375
INV0001412	Invoice	06/18/2026	MEDICARE WITHHOLDING		0.00	5,098.62	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	14.00	DFT0000382
INV0001424	Invoice	07/02/2026	PERS CITY COUNCIL		0.00	14.00	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	1,412.97	DFT0000383
INV0001425	Invoice	07/02/2026	PERS MISC EMPLOYEE		0.00	1,412.97	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	2,017.80	DFT0000384
INV0001426	Invoice	07/02/2026	PERS SAFETY EMPLOYEE		0.00	2,017.80	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	4,412.94	DFT0000385
INV0001428	Invoice	07/02/2026	PERS PEPRA MISC EMPLOYER		0.00	4,412.94	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	4,296.55	DFT0000386
INV0001429	Invoice	07/02/2026	PERS PEPRA MISC EMPLOYEE		0.00	4,296.55	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	5,341.91	DFT0000387
INV0001430	Invoice	07/02/2026	PERS PEPRA SAFETY EMPLOYER		0.00	5,341.91	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	5,232.51	DFT0000388
INV0001431	Invoice	07/02/2026	PERS PEPRA SAFETY EMPLOYEE		0.00	5,232.51	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	2,125.09	DFT0000389
INV0001432	Invoice	07/02/2026	PERS MISC EMPLOYER		0.00	2,125.09	
CALPERS RET	CAL PERS RETIREMENT SYSTEM		07/02/2026	Bank Draft	0.00	4,823.04	DFT0000390
INV0001433	Invoice	07/02/2026	PERS SAFETY EMPLOYER		0.00	4,823.04	
IRS	INTERNAL REVENUE SERVICE		07/02/2026	Bank Draft	0.00	23,891.12	DFT0000393
INV0001437	Invoice	07/02/2026	SOCIAL SECURITY WITHHOLDING		0.00	23,891.12	
EDD	EMPLOYMENT DEVELOPMENT DEPT. State of C:		07/02/2026	Bank Draft	0.00	7,287.21	DFT0000394
INV0001438	Invoice	07/02/2026	CA STATE WITHHOLDING		0.00	7,287.21	
IRS	INTERNAL REVENUE SERVICE		07/02/2026	Bank Draft	0.00	17,885.28	DFT0000395
INV0001439	Invoice	07/02/2026	PAYROLL FEDERAL WITHHOLDINGS		0.00	17,885.28	
IRS	INTERNAL REVENUE SERVICE		07/02/2026	Bank Draft	0.00	5,587.40	DFT0000396

Vendor Number / Payable #	Vendor Name / Payable Type	Post Date	Payment Date / Payable Description	Payment Type	Discount Amount / Discount Amount	Payment Amount / Payable Amount	Number
INV0001440	Invoice	07/02/2026	MEDICARE WITHHOLDING		0.00	5,587.40	

Bank Code POOL-MECHANICS Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	211	110	0.00	878,024.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	47	47	0.00	194,521.40
EFT's	0	0	0.00	0.00
	258	**161**	**0.00**	**1,072,545.52**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	211	110	0.00	878,024.12
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	0.00
Bank Drafts	47	47	0.00	194,521.40
EFT's	0	0	0.00	0.00
	258	**161**	**0.00**	**1,072,545.52**

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Fund	6/2026	821,820.19
999	Pooled Cash Fund	7/2026	250,725.33
			1,072,545.52



Gonzales, CA

Check Report

By Check Number

Date Range: 06/06/2026 - 07/02/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: POOL-MECHANICS-POOL-MECHANICS BANK						
3577	U.S. BANK	06/19/2026	Regular	0.00	4,135.93	54067

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
060826KW	Invoice	06/19/2026	Credit Card Expenses	0.00	1,511.82
	100-1600-52010	Special Departmental Exp...	Sand City Hotel	962.10	
	100-1600-52200	Other Contractual Services	Chevron	101.51	
	100-1600-52200	Other Contractual Services	ASAP Signs	22.72	
	100-1600-52200	Other Contractual Services	Chevron	58.07	
	100-1600-52200	Other Contractual Services	Shell Oil	8.99	
	100-1600-52200	Other Contractual Services	Adobe	29.99	
	100-1600-52200	Other Contractual Services	Gulf Oil	54.68	
	100-2700-52200	Other Contractual Services	SP Flags USA	273.76	
060826OH	Invoice	06/19/2026	Credit Card Expenses	0.00	2,624.11
	100-1600-52010	Special Departmental Exp...	Ultra Total Care Program Subscr...	714.91	
	100-2100-52010	Special Departmental Exp...	Salad So. County National PW W...	71.88	
	100-2100-52010	Special Departmental Exp...	Lunch - PW Staff Appreciation	296.96	
	100-2100-52010	Special Departmental Exp...	Lunch - PW Staff Appreciation (...	296.96	
	100-2100-52010	Special Departmental Exp...	Lunch - PW Staff Appreciation R...	-296.96	
	100-2100-52020	Dues & Subscriptions	APWA Meeting	78.00	
	112-0000-52010	Special Departmental Exp...	Bricks for Community Center	592.45	
	300-0000-52010	Special Departmental Exp...	Internet for PW Yard	77.50	
	300-0000-52010	Special Departmental Exp...	Ultra Total Care Program Subscr...	357.46	
	310-0000-52010	Special Departmental Exp...	Internet for PW Yard	77.50	
	310-0000-52010	Special Departmental Exp...	Ultra Total Care Program Subscr...	357.45	

3577	U.S. BANK	06/30/2026	Regular	0.00	18,102.46	54108

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date / Account Name	Payment Date / Payable Description / Item Description	Payment Type	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
060826CG	Invoice	06/30/2026	Credit Card Expenses		0.00	1,747.49	
	100-1100-52025	Transportation and Travel	Chevron - Gas			43.45	
	100-1100-52025	Transportation and Travel	Hyatt - CCC Award Ceremony			281.36	
	100-2500-52010	Special Departmental Exp...	Amazon - Aquatics			-32.46	
	100-2500-52010	Special Departmental Exp...	Amazon - Aquatics			38.05	
	100-2500-52010	Special Departmental Exp...	Amazon - Aquatics			19.13	
	100-2500-52010	Special Departmental Exp...	Amazon Aquatics			59.76	
	100-2500-52010	Special Departmental Exp...	Amazon Aquatics			10.86	
	100-2500-52010	Special Departmental Exp...	Amazon Aquatics			40.74	
	100-2500-52010	Special Departmental Exp...	Amazon LG Swimsuits			245.44	
	100-2500-52010	Special Departmental Exp...	Amazon Aquatics			58.02	
	100-2500-52010	Special Departmental Exp...	Amazon - LG Swimsuits			32.46	
	100-2500-52010	Special Departmental Exp...	Amazon - LG Swimsuits			65.14	
	100-2500-52010	Special Departmental Exp...	Amazon - LG Swimsuits			35.75	
	100-2500-52010	Special Departmental Exp...	Amazon Aquatics Lift Seat Belt			69.59	
	100-2600-52010	Special Departmental Exp...	Amazon Rec Sports			20.22	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			9.29	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			24.90	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			96.83	
	100-2600-52010	Special Departmental Exp...	Amazon KP Summer Camp			4.34	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			43.47	
	100-2600-52010	Special Departmental Exp...	Amazon - Rec Sports			88.00	
	100-2600-52010	Special Departmental Exp...	Amazon - Rec Sports			18.48	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			27.36	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			95.08	
	100-2600-52010	Special Departmental Exp...	Amazon - KP Summer Camp			65.22	
	100-2600-52010	Special Departmental Exp...	Amazon - Office Supplies			22.82	
	100-2600-52020	Dues & Subscriptions	Summer Camp Timecards			140.00	
	100-2610-52010	Special Departmental Exp...	Amazon - Kid Power			57.23	
	100-2610-52020	Dues & Subscriptions	Kid Power Netflix			26.99	
	100-2620-52010	Special Departmental Exp...	Amazon - GYC Stoles			10.13	
	112-0000-52010	Special Departmental Exp...	Amazon Teen Center			29.84	
060826COG	Invoice	06/30/2026	Credit Card Expenses		0.00	16,327.83	
	100-1000-52010	Special Departmental Exp...	SV Mayors & Managers Meeting...			98.42	
	100-1000-52010	Special Departmental Exp...	Presentation & Memorial Arran...			97.87	
	100-1100-52010	Special Departmental Exp...	SV Mayors & Managers Meeting...			98.42	
	100-1100-52010	Special Departmental Exp...	Certificate Holders			38.32	
	100-1300-52200	Other Contractual Services	Website Host Fees			94.45	
	100-1500-52010	Special Departmental Exp...	Finance Manager Recruitment			504.00	
	100-1500-52010	Special Departmental Exp...	Finance Manager Recruitment			504.00	
	100-1500-52010	Special Departmental Exp...	Finance Manager Recruitment			505.37	
	100-1500-52200	Other Contractual Services	Website Host Fees			94.45	
	100-1600-52200	Other Contractual Services	Website Host Fees			94.44	
	100-2000-52010	Special Departmental Exp...	Cleaning Products			9.23	
	100-2000-52010	Special Departmental Exp...	Award Certificates			57.75	
	100-2000-52010	Special Departmental Exp...	Monthly Adobe Subscription			19.99	
	100-2000-52010	Special Departmental Exp...	May Birthdays			24.99	
	100-2000-52010	Special Departmental Exp...	Office Supplies - Plates			104.58	
	100-2000-52010	Special Departmental Exp...	Office Supplies - Cups			5.09	
	100-2000-52010	Special Departmental Exp...	Cleaning Products			8.28	
	100-2000-52035	Office Supplies	Labels			30.43	
	100-2000-52035	Office Supplies	Pens			6.73	
	100-2100-52010	Special Departmental Exp...	Flag Stand			29.95	
	100-2100-52010	Special Departmental Exp...	PW Week			76.50	
	100-2100-52010	Special Departmental Exp...	PW Week			14.98	
	100-2500-52010	Special Departmental Exp...	Aquatics Snacks			261.92	
	100-2500-52010	Special Departmental Exp...	Aquatics Snacks			292.08	
	100-2500-52020	Dues & Subscriptions	Lifeguard Training			450.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
100-2500-52530	Maintenance Supplies		Pool Vacuum		8,425.94	
100-2600-52010	Special Departmental Exp...		Flag Football Jersey/Equipment		2,805.83	
100-2600-52010	Special Departmental Exp...		Centennial Park Scoreboard Rep...		220.32	
100-2600-52010	Special Departmental Exp...		CPR Certifications		119.60	
100-2600-52020	Dues & Subscriptions		CPR Certificates		119.60	
100-2600-52020	Dues & Subscriptions		City Newsletters		60.00	
100-2620-52010	Special Departmental Exp...		GYC Booklets		110.41	
100-2620-52010	Special Departmental Exp...		Frames		25.56	
100-2620-52010	Special Departmental Exp...		GYC Medals		42.60	
100-2620-52010	Special Departmental Exp...		GYC 10yr Pins		171.52	
112-0000-52010	Special Departmental Exp...		Google Workspace		12.00	
112-0000-52010	Special Departmental Exp...		Google Workspace		10.92	
300-0000-52010	Special Departmental Exp...		Decorations		12.50	
300-0000-52010	Special Departmental Exp...		Meeting - Food		33.70	
300-0000-52010	Special Departmental Exp...		Meeting - Drinks		3.31	
300-0000-52010	Special Departmental Exp...		PW Week		76.50	
300-0000-52010	Special Departmental Exp...		PW Week		14.98	
300-0000-52200	Other Contractual Services		Website Host Fees		94.44	
310-0000-52010	Special Departmental Exp...		Meeting - Drinks		3.31	
310-0000-52010	Special Departmental Exp...		PW Week		14.98	
310-0000-52010	Special Departmental Exp...		PW Week		76.50	
310-0000-52010	Special Departmental Exp...		Meeting - Food		33.70	
310-0000-52200	Other Contractual Services		Website Host Fees		94.44	
320-0000-52010	Special Departmental Exp...		Meeting - Food		33.70	
320-0000-52010	Special Departmental Exp...		Meeting - Drinks		3.31	
410-0000-52010	Special Departmental Exp...		PW Week		14.98	
410-0000-52010	Special Departmental Exp...		PW Week		76.50	
416-0000-52200	Other Contractual Services		Website Host Fees		94.44	
060826TKB	Invoice	06/30/2026	Credit Card Expenses	0.00	27.14	
100-1300-52010	Special Departmental Exp...		Credit Card Expenses		12.14	
100-1300-52020	Dues & Subscriptions		Canva		15.00	

Bank Code POOL-MECHANICS Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	2	0.00	22,238.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	**2**	**0.00**	**22,238.39**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	2	0.00	22,238.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	**2**	**0.00**	**22,238.39**

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Fund	6/2026	22,238.39
			22,238.39

CITY OF GONZALES

AGENDA ITEM

6.3

CITY MANAGER

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: City Manager Report

ATTACHMENTS:
City Manager Report - June 2026

City of Gonzales

City Manager Report

June 2026

As the 2025-2026 school year came to an end, the City kicked off its summer programming with volleyball clinics, summer camp, the City pool program, and programming at the Community Center for youth and senior citizens. It's been a busy, but fun time for everyone.







On June 20th, staff, along with partners from the Live Well Project Save the Whales and the Resource Conservation Department of Monterey County, held a Community Gardening Day. They worked together to clean up the garden alnogside volunteers and got to harvest fruits and vegetables that are being grown out there. If you haven't had a chance to visit the garden lately, do so. There are plenty of vegetables and fresh fuit to dive into.

On June 22nd, Supervisor Lopez held his annual Listening Session at the Dennis and Janice Caprara Community Center Complex. He discussed the work pending on the Gonzales Bridge and how the funding has been secured among other items of importance to the community, such as housing and weed abatement.

Housing

City staff continues to advance the Vista Lucia housing project. Staff has submitted further documentation to the Local Agency Formation Commission (LAFCo) for review and consideration, and are now waiting to hear back from their team as to next steps. We anticipate being at hearings in the next few months. Be on the lookout for those important dates.

In Community

We also want to remind everyone to be safe out there and keep others safe as the days get warmer. With the widespread use of e-bikes and scooters, we are seeing more injuries. Please remember that if you or your loved ones are going to ride them, they still need to abide by the traffic laws and for their safety, they should always wear a helmet. Don't risk it to be cool, be safe.

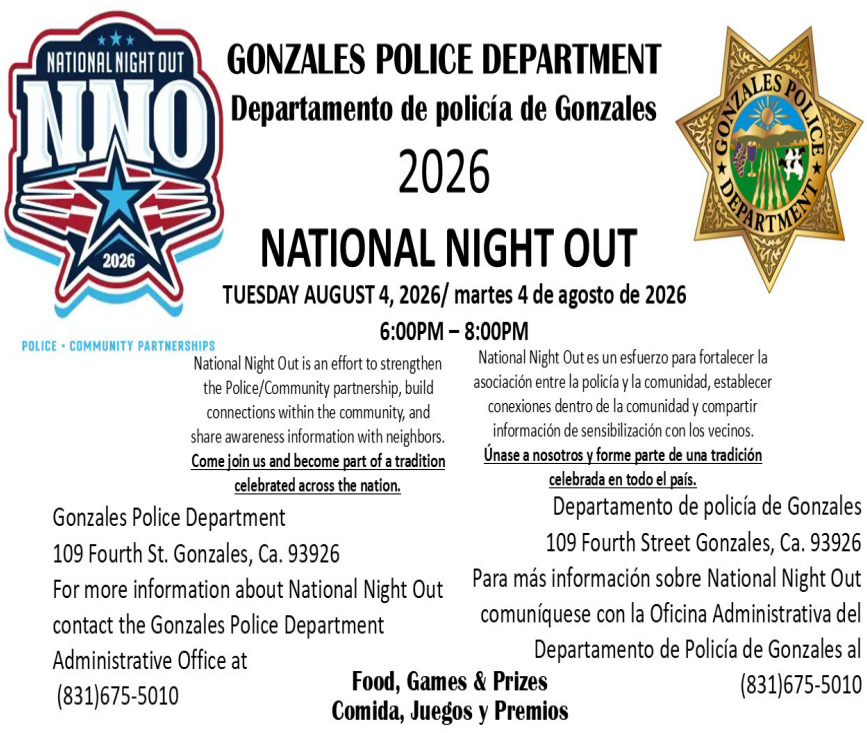


Save the Date

Annual Car Show - July 18th, 12:00pm - 4:00pm

National Night Out – August 4th, 6:00pm – 8:00pm

Paint the Valley Purple – August 8th, Gathering at Central Park at 1:00pm





CITY OF GONZALES

AGENDA ITEM

6.4

COMMUNITY DEVELOPMENT DEPARTMENT

ACTIVITY REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Taven M. Kinison Brown

THROUGH: Carmen Gil, City Manager

SUBJECT: Community Development Department Activity Report

HOUSING

The Vista Lucia Specific Plan. Staff delivered our response to the LAFCo letter on Thursday, July 2, 2026. Executive Director Kate McKenna has now retired, and Ken Wysocki is at the helm. The ball is back in LAFCo's court.

The Puente Del Monte Specific Plan. City staff and our consultants (Slama Consulting and EMC Planning Group) continue to proceed in the preparation of the EIR.

ECONOMIC DEVELOPMENT

The City of Gonzales Economic Development staff and intern continue with implementing a Local Business Promotion Program to showcase Gonzales businesses through social media and other channels. The commercial for our first business Healthy Trailer on River Road at Alpine Street, is nearly complete. The City's second promotional effort will showcase Amor de Café, the City's newest coffee shop. During this summer's internship period we will produce at least 10 business promotions for our social media outlets and will gift the 90 second video "commercial" to the individual business proprietors for them to distribute among their own social and professional connections. Additionally, we will have our intern explore making small commercials for the City of Gonzales, to help market vacant and available structures, and provide positive social media content.

BUILDING DIVISION ACTIVITY

From June 1, June 30, 2026 (30 reporting days) the City issued five (5) permits for two re-roofs, two electrical panels, and for installation of an interior mezzanine at 180 Katharine Street in the industrial park. The estimated value of improvements was $535,391.70.

The City's 3-year contract with 4-LEAF Inc. has run its course and has ended June 30, 2026. CSG Consultants have been selected as the City's next (and returning) provider of Building Division services. Our contract provides for increased cost effectiveness and utility to the community. Building Official duties are now "a la carte" and billed only

for the direct hours served and do not include office hours or an on-site presence. Our new Building Official also performs many if not all of our inspections, and inspections appointments can now be made conveniently throughout the week, not a single day.

CODE ENFORCEMENT

In a cost saving necessity for the city, the burden of unlawfully parked vehicles in yards, trash, weeds, un-tidy yards and non-building code related code enforcement issues will now be fully fielded by Community Development Department staff.

The City will continue to meet with property owners, inspect potential violations and start documentation to progress to remedies. In a seasonal and initiative-taking mode, City staff is also looking for overgrown weeds and asking property owners to cut and maintain their properties for fire safety purposes.

CITY BUSINESS LICENSES

The 2025/2026 fiscal year has ended, and all businesses, including landlords of rental properties, must have new 2026/2027 business licenses to continue doing business in the City of Gonzales.

In this last year, City staff, notably, Alejandrina Ponce and Celia Firme have made great efforts to bring delinquent or non-participating businesses current with business license regulations. This has resulted in the capture of revenue that has been owed to the city, but not collected in the past.

CITY OF GONZALES

AGENDA ITEM

6.5

RECREATION/COMMUNITY ENGAGEMENT DEPARTMENT

ACTIVITY REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: Community Engagement & Recreation Activity Report

Current Activities

Kid Power/ Summer Camp

- During the first week of June, Kid Power After School wrapped up its school year with a fun celebration where students enjoyed a pizza party generously donated by Mrs. Julie, received certificates recognizing their grade-level achievements, and participated in a dance party to celebrate their accomplishments. During the final week of June, the Kid Power summer team prepared the facility for Summer Camp by cleaning, organizing, and resetting the building to ensure the space was ready to welcome students for the summer program.
- We kicked off week one of Summer Camp, June 15 th through the 18 th with numbers usually averaging between 30-40 kids per week. Week one theme was Sports and the kids got to wear their favorite jerseys on Thursday enjoyed big group sport games and watched one of the soccer games. This summer, Adventure and Challenger campers (grades 4–8) are taking on a new leadership role by spending one hour each Monday planning and organizing activities for the Wonder and Discovery groups. During the first week, they worked together to strategize and lead gym games, building confidence, teamwork, and leadership skills. This opportunity was created to help campers step out of their comfort zones, grow their communication skills, and build stronger connections with younger participants.
- Week two of Summer Camp was June 22nd through June 26 our theme was Color Week, highlighted by a Color Run in collaboration with the ACES Program from La Gloria. The kids had so much fun and this collaboration provided a fun and memorable experience while continuing to strengthen our partnership with the school district.
- During the week of June 29–July 2, campers celebrated Art Week by exploring their creativity through various art activities and participating in a fun Opposite Day. Throughout the summer, campers have also enjoyed visits to the new library for engaging performances, including a puppet show and magic show, while older groups have participated in the library's summer reading program. When the pool was unavailable one day, the Gonzales Fire Department partnered with us to host a water play day, providing another memorable experience for the children. Overall, the summer has been filled with fun activities, and opportunities, with many more exciting experiences still ahead!

City Sports League

- Adult Summer co-ed Rec Softball league is going well. We started the season with 10 teams and two divisions. Our lower division has 6 teams while our upper has 4. We have a total of 134 registered participants. Our numbers have dropped a bit since last summer. Last summer we had a total of 14 teams and 190 participants. First games started on Tuesday June 9th. Our last regular season game will be on Thursday, July 23rd. Games have been close this season with some great competition. Some games won by just one run, which was very intense! Championship games are set for July 28th and 30th.
- Summer Youth Flag Football registration numbers are looking well. We have a total of 75 participants. We gained 17 more participants in the month of June. We have 12 volunteer coaches and 2 referees. Our numbers are a bit higher than last season. We are up to 7 more participants than last summer. Skill assessments were completed on June 1st and June 3rd. First games were played on June 17th for ages 5 to 7 and on June 19th for ages 8 to 14. Our season will end on July 22nd for ages 5 to 7 and July 24th for ages 8 to 14.
- Our new summer youth co-ed volleyball Clinic is going very well. We had a total of 40 registered participants and 3 volunteer coaches. Our ages 10-11 division has 18 participants and our ages 12-14 has 22 participants. The scrimmage games have been so much fun. Games are played on Friday evenings at Fairview gym. Our season will end on July 17th. We've had great numbers for our first time back in 8 years. I am looking forward to next season when we will be able to compete against other south county cities.
- Youth soccer registration has started. We opened registration on June 30th. Season is expected to start Aug 31st with player assessments. Games will start on Friday and Saturday September 25th and 26th.

Recreation/ Community Engagement

- Our partners at the Monterey County Health Department launched our first Bingocize class in June, and we were thrilled to see a great turnout from community members. Many participants were excited to try the program, as it was a new experience for them. Bingocize combines the fun of bingo with light exercise, creating an engaging and interactive way to stay active. Participants also had the opportunity to win raffle prizes generously provided by our partners. The program will continue at the Community Center for 10 weeks, with classes held every Monday at 10:00 a.m.
- We are collaborating with our neighboring South County cities and our partners at the American Cancer Society to host Paint the Valley Purple on Saturday, August 8. We extend our sincere thanks to Supervisor Lopez for contributing to the purchase of commemorative banners honoring loved ones impacted by cancer. The event will begin in King City and travel north through Greenfield and Soledad before concluding in Gonzales at 1:00 p.m., where we will take a moment to recognize and honor members of our community, install purple ribbons throughout Central Park, and invite residents to join us in supporting Relay for Life 2026.
- During the month of June, we welcomed three county and local organizations into the Community Center, providing opportunities for community engagement, learning, and collaboration. On June 22, Supervisor Lopez hosted a Gonzales Listening Session in the Teen Innovation Classroom Space, creating an opportunity for residents to share feedback and connect with local leadership. We also welcomed community health workers from the Center for Community Advocacy as they began a six-week orientation program for Gonzales Community Workers in the Community Center Conference Room. Additionally, Leaders 4 Earth hosted a six-week fellowship for Gonzales youth focused on GIS mapping, providing participants with the opportunity to develop new skills and earn a $500 stipend upon completion.

Gonzales Youth Council

- We hosted interviews for the Gonzales Youth Commissioner positions through a two-round selection process designed to identify emerging young leaders in our community. The first round of interviews was conducted by the Youth Council Advisor, followed by a second round with the City Manager and Superintendent. We received a total of six applicants and were excited to offer three candidates the opportunity to serve as Youth Commissioners. In addition, we recognized the potential and leadership qualities of the remaining candidates by inviting them to join the Gonzales Youth Council as members. The GYC will continue its outreach efforts to recruit additional members and expand youth involvement for the upcoming year.

- During the Monday, June 1 City Council Meeting, the Gonzales Youth Council (GYC) concluded their 2025-26 term by presenting an informative capstone highlighting their key takeaways, accomplishments, and experiences throughout the year. The presentation also included reflections from graduating seniors as they shared their plans and next steps following graduation.
- The GYC Advisor began planning the students' two-week immersive fellowship, taking place June 30–July 9. During the fellowship, students will have the opportunity to engage with City Officials, Department Heads, and School Board Members while gaining a deeper understanding of local government operations. The students will also begin preparing for the recruitment process for the 2026-27 GYC term.

ATTACHMENTS:
Activity Report Pictures

Community Engagement & Recreation Department

Summer Camp



Our Summer Camp Kids having some fun in our Community Pool.



Summer Camp Staff and Kids participating in an interactive game at Fairview Gym.



Summer Camp takes a visit to our local Gonzales Library.

City Sports League





Age 10-11 during our Volleyball Clinic

Community Engagement & Recreation Department

Recreation/ Community Enagagement



Paint the Valley Purple Flyer-happening Saturday, August 8th.



During one of our classes of Senior Bingocize.



Leaders 4 Earth, using the Conference Room to host a GIS Mapping Fellowship.

Gonzales Youth Council



Our 2025-26 GYC Commissioners & Members alongside our City Council being awarded their graduation sashes.



Commissioner, Shelby Anderson, awarded with her own proclamation for her time serving with the GYC.

CITY OF GONZALES

AGENDA ITEM

6.6

FIRE DEPARTMENT

ACTIVITY REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: David Vasquez, Fire Captain

THROUGH: Carmen Gil, City Manager

SUBJECT: Fire Department Activity Report

RESPONSES

There were 62 calls for service during the month of June. Due to issues with new reporting software, the breakdown is not available at this time. The Water Tender 8141 was requested by Soledad Cal Fire for a vegetation fire.

STAFFING

All full-time positions are filled with the exception of Deputy Fire Chief, but County Regional is still providing Duty Chief support. There are three active Volunteer Firefighters that work shifts as time allows.

TRAINING

This month, each shift trained on medical emergency scenarios, such as CPR, obstetrics, traumas, and routine medical care. Crews have been training on wildland firefighting scenarios as we are moving into the warmer months.

EQUIPMENT

Water tender 8141 was out of service for approximately a week for an electrical issue that seems to be repeating every 2 years.

PREVENTION

8 inspections were conducted in the month of June.

CITY OF GONZALES

AGENDA ITEM

6.7

POLICE DEPARTMENT

ACTIVITY REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Keith Wise, Police Chief

THROUGH: Carmen Gil, City Manager

SUBJECT: Police Department Activity Report

Crime and Arrests

The Gonzales Police Department investigated 4 Part I Crimes (Homicide, Robbery, Theft, Burglary, Rape, Assault and Motor Vehicle Theft) during the month of June 2026. During the same time last year, there were 2 Part I Crimes investigated.

During the month of June, Officers made14 arrests. During the same time last year, there were a total of 9 arrests.

During the month of June, the department initiated 20 Abandoned Vehicle Abatement (AVA) / 72-hour parking violation cases. 16 Violations were self-abated by the registered owner upon notification of the Municipal Code Violation.

Calls for Service

The Department responded to 616 calls for service in June 2026. There were 57 crimes, accidents, and information reports taken during the month.

Animal Control

During the month of June 2026, the Animal Control (ACO provided the following services:

	Total Animals Captured	Dead	Injured	Bite Cases	Returned to Owner	Transported to SPCA
Cats	1	1	0	0	0	0
Dogs	6	1	0	1	1	3
Total	7	2	0	1	1	3

Significant Cases

Although the Police Department responded to 616 calls for service during the month of June 2026, the most significant cases involved 4 Part I crimes.
0-Homicide, 0-Rape, 1-Robbery, 0-Assault, 0-Burglary, 2-Larcenies, and 1-Stolen Motor Vehicle Thefts.

Training

The Department continues to conduct in-house training.

Officer Fierros attended an Emergency Vehicle Operations Course on Friday June 12, 2026, at the Santa Clara County Sheriff's Office.

Other

On June 30, 2026, Officer Correa and Officer Lopez in collaboration with Greenfield Police Department, conducted a DUI checkpoint in the City of Greenfield.

CITY OF GONZALES

AGENDA ITEM

6.8

PUBLIC WORKS/CITY ENGINEER DEPARTMENT

ACTIVITY REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Octavio Hurtado, Public Works Director/City Engineer

THROUGH: Carmen Gil, City Manager

SUBJECT: Public Works/City Engineer Department Activity Report

WASTEWATER

Existing Municipal Wastewater Treatment Plant

Pumping all water from the Industrial ponds back into Pond 1 of our existing treatment plant is complete. The Industrial ponds that held municipal water are in the process of being cleaned out in order for the Contractor of the Industrial Plant to continue construction efforts of the Industrial Plant.

The newly dredged Pond C has been put into use sparingly as we are not trying to rely on it. We are working towards maintaining the plant with one empty pond at all times. This gives the City the ability to service a dried out pond by either disking or removing sludge.

We are currently at 18 inches of free board in our primary and secondary ponds and are holding back the release of water in order to lengthen the treatment time.

A new dichlorination unit was installed in the existing Municipal Wastewater Treatment Plant to mitigate any excess chlorine that may get to the plant that negatively affects the effectiveness of the biological process necessary to treat sewage flows. The unit continues to be calibrated to ensure it is working as intended.

The aeration system is working at 100%.

All three lift station pumps at the headworks are working properly.

Staff continue to check the influent and effluent, freeboard, and run daily inspections, and collect samples for the County to conduct lab testing of Dissolved Oxygen levels, pH, and conductivity. Staff also continue to work on general plant maintenance and cleanup including weed control and access road maintenance. Staff continue to monitor and up-keep the lift stations around the City Monday, Wednesday, Friday and Saturdays.

Industrial Wastewater Treatment Facility

The Contractor (Gateway Pacific) began construction on 7/21/2025. The contractor, construction manager, design consultant, and City staff hold progress meetings every two weeks to discuss open items, status of submittal reviews, schedule, and other business. The Contractor continues to install necessary piping and pouring concrete at the headworks. Work is also being performed on the perimeter fence.

Gateway is in the process of cleaning the ponds that held residential effluent to continue with construction efforts on the Industrial Plant

WATER

Well 5 is out of service, Maggiora Brothers is pulling the casings out to determine the scope of the repair.

The refurbishment of Well 4 is complete and back in service.

Staff tests for chlorine residual daily, and maintenance on the water system. Staff repairs chlorine leaks and performs maintenance on the wells. For the month of March, all water samples taken at the sampling stations for the water system tested negative for coliform. There were 70 door tags this month, prior to shut offs. We had 11 disconnects because of non-payment.

PARKS

Staff continue to mow turf areas in the City parks regularly. Staff cleans restrooms, cleans trash, and make repairs in parks as necessary. Staff provided support to have Central Park ready for the Fourth of July celebration.

GOVERNMENT BUILDINGS

Staff continue to clean the Vosti Center restrooms daily, clean the Council Chambers weekly and order all supplies for City buildings and disburses them appropriately. Staff supported the Volunteer efforts of the Gonzales High Football Team in painting the back of the Medical Building.

DRAINAGE/WEED CONTROL/FIRE PREVENTION

Staff continue to perform weed abatement in the slough as a fire prevention measure. Staff also mowed the 6-acre lot adjacent to winery property and has notified the representatives of the Winery property that the grapes and dried grass is a hazard that needs to be addressed.

STREETS

Cleaning up all entrances to the City Project

Public works staff has been blowing the center lane of Alta Street to assist the street sweeper in picking up the dust/dirt for the road.

Public works staff has been cleaning the street curbs along Fourth Street removing built up debris that the street sweeper can not sweep in an effort to have our street sweeping service effective.

Fifth Street Truck Ban

The City has acquired the Caltrans encroachment permit and the Contractor has been given the go ahead to begin the installation of the signage. The contractor is working to be onsite during the 3rd week in July.

Fourth Street Pavement Rehab

Staff has included the components of this project in a comprehensive Multimodal Grant Application submitted to TAMC under the competitive RSTP call for projects. The application was submitted June 5, 2026. Technical Advisory Committee will recommend approval of the projects for funding to the TAMC board on August 6, 2026. The TAMC board meeting is scheduled for August 26, 2026.

TAMC Safe Routes to School Program

Staff engaged TL Engineering to prepare several alternatives for pedestrian safety improvements along Fifth Street from the Southbound Highway 101 on/off ramps. On 5/09/2025 TL Engineering submitted draft alternatives for City staff review. Funding is a $250,000 RSTP grant from the TAMC.

Staff has included the components of this project in a comprehensive Multimodal Grant Application submitted to TAMC under the competitive RSTP call for projects. The application was submitted June 5, 2026. Technical Advisory Committee will recommend approval of the projects for funding to the TAMC board on August 6, 2026. The TAMC board meeting is scheduled for August 26, 2026.

Grant Opportunities

Regional Surface Transportation Program (RSTP) and TDA 2% funds are distributed on a three-year cycle with the next cycle coming up this year. The funds are administered by TAMC and are distributed in various ways. 10% goes to TAMC for special projects, 3.6 million gets distributed to the local agencies under a fair share program based on population. Gonzales is expected to receive $54,237. The remaining 13.4 million is distributed through a competitive grant application. The grant application is further divided into large projects and quick build projects. The quick build projects are meant to accomplish needs and add amenities that improve safety and promote bike and pedestrian use to an existing street project that the City is programming. The following are projects the City is looking at submitting a competitive RSTP application for.

Staff has submitted a comprehensive Multimodal Grant Application submitted to TAMC under the competitive RSTP call for projects. The project includes a complete design analysis on the bike and pedestrian routes to make necessary improvements such adding a buffer to the bike lanes, adding curb extensions to the cross walk between the High School and the Middle School, making improvements to Fifth Street and Rincon Rd, Restriping the US 101 on and off ramps per the Safe Routes to school participatory project, removing the median along Alta Street near First Street including the relocation of the traffic light, striping Alta Street, repaving and adding bike lanes to Gonzales River Road and coordinating with the County to add bike lanes on Alta Street north of 10th Street to Corda Road.

The application was submitted June 5, 2026. Technical Advisory Committee will recommend approval of the projects for funding to the TAMC board on August 6, 2026. The TAMC board meeting is scheduled for August 26, 2026.

Staff also submitted a separate quick build grant application for traffic calming at Del Monte Drive and Cielo Vista and Del Monte Drive and Fairview Drive. This project is scheduled to move forward in the fall of 2026 regardless of the grant award outcome. The quick build grant is also requesting funds to assist in the implementation of the daylighting law to add red curbing at intersections.

EVENTS

Public Works assisted in the preparation efforts for the Fourth of July celebration at Central Park.

Public Works is working on getting downtown ready for the annual car show.

ATTACHMENTS:
Activity Report Pictures

Public Works Activity Report – June 2026



Public Works mowing weeds



Public Works cleaning solar panels at sewer plant



Public Works cleaning up city entrances



Public Works fixing potholes throughout town



Public works working on aerator at Treatment Plant

CITY OF GONZALES

AGENDA ITEM

6.9

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Taven M. Kinison Brown, Community Development Director

THROUGH: Carmen Gil, City Manager

SUBJECT: Accept the 2025 Draft General Plan Annual Progress Report to be Submitted to the State of California Housing and Community Development Department.

RECOMMENDATION

It is recommended that the City Council Accept the 2025 Draft General Plan Annual Progress Report.

BACKGROUND

These reports are meant to keep the Goals, Policies and Programs of the General Plan fresh with each City; that they look at them, implement them, and adjust them and add or remove components in a yearly engaged manner. General Plans are meant to be kept at the forefront in our decision making.

This draft report for the City's progress on implementing the General Plan will clear backlog for the reporting years 2023 and 2024 and brings us current through reporting year 2025.

REVIEW AND ANALYSIS

Key Sections of the attached draft report are in Sections 4, Parts A and B, and Section 7.
Section 4 reports on measures associated with the implementation of the General Plan with specific reference to individual elements.

- PART A consists of progress of the mitigation measures identified in the 2010 General Plan to mitigate known potential impacts.
- PART B addresses the 22 Goals, 62 Policies and 156 Implementing Actions of the Health and Wellness Element.

Section 7 of the Report shares the City's priorities for Land Use Decision making that have been established by the City Council. In short, the City's foremost expressed priority is housing, followed by economic development.

Please review the attached report. Staff will be ready to receive directions, additional context, items or accomplishments known that may have been missed, or otherwise. Following the Council's review, staff anticipates submitting the report on behalf of the City to the Department of Housing and Community Development.

How the Recommendation Supports the Vision

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small-town charm.

Explain: Review of General Plan Annual Progress Reports serve to keep the Goals, Policies and Actions of the General Plan fresh and current with the City leadership and staff. All Goals, Policies and Actions serve to further the values and ideals of the community.

Explain How the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment, and resources necessary to provide excellent services that enhance the quality of life of our diverse community. X Yes __No __N/A

Explain: Review of General Plan Annual Progress Reports serve to keep the Goals, Policies and Actions of the General Plan fresh and current with the City leadership and staff. All Goals, Policies and Actions serve to further the values and ideals of the community.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well-being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. X Yes __No __N/A

Explain: Review of General Plan Annual Progress Reports serve to keep the Goals, Policies and Actions of the General Plan fresh and current with the City leadership and staff. All Goals, Policies and Actions serve to further the values and ideals of the community.

Strong fiscal policies allow us to provide appropriate infrastructure for:

- Public Safety X Yes No N/A
  Housing X Yes No N/A
  Recreation X Yes No N/A
  Environment X Yes No N/A
  Education X Yes No N/A

Explain: See Vision explanation above.

ALTERNATIVES

Direct staff to amend or modify the 2025 Draft General Plan Annual Progress Report. Should the direction be substantial, the City Council could direct that the report be revised and returned at a later date for additional discussion and Council review.

BUDGET IMPACT

By submitting the Annual Progress Report, there is no impact to the budget.

CONCLUSION

Accept the 2025 Draft General Plan Annual Progress Report and allow staff to submit it to the State of California Housing and Community Development Department.

ATTACHMENTS:
2025_GP APR

Table of Contents.

1. Introduction. Page 2

2. Date of presentation/acceptance by the local legislative body (agenda item or resolution). Page 2

3. The date of the last update to the General Plan. Page 2

4. Measures associated with the implementation of the general plan with specific reference to an individual element. Page 2

5. Housing Element APR reporting requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584) and HCD's housing element guidelines (see https://www.hcd.ca.gov/communitydevelopment/annual-progress-reports.shtml or email APR@hcd.ca.gov for more information). Page 76

6. The degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice considerations, collaborative planning with military lands and facilities, and consultation with Native American tribes. Page 77

7. Priorities for land use decision-making that have been established by the local legislative body (e.g., the passage of moratoria or emergency ordinances). Page 77

8. Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended or otherwise adjusted. One or more lists of the following, including reference to the specific general plan element or policy, status (i.e., approved/denied, initiated/ongoing/completed, etc.), and a brief comment on how each advanced the implementation of the General Plan during the past year. Page 78
    a. Planning activities initiated – These may include but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans.
    b. General Plan amendments – These may include agency-driven as well as applicant-driven amendments.
    c. Major development applications processed.

1. Introduction.

This is a report due to the State of California on an annual basis. The last time the City of Gonzales submitted such a report to the State of California was in 2023. These reports are meant to keep the Goals, Policies and Programs fresh with each City; that they look at them, implement them, and adjust them and add or remove them in a yearly engaged manner. General Plans are meant to be kept at the forefront in our city decision making.

Even though our community has had slow development, we still need to reflect because we can consider whether we need to liberalize or reduce governmental constraints that may be in the way of private investment. Gonzales has new development proposals on the small side: backyard ADUs, home additions, solar panel, etc. and we have had big projects like the Rianda Family Trust moving forward with an $80 million cooler and packaging facility that will have jobs and value added to the City and region, and we have the big specific plan interests that continue with their efforts to improve hundreds of acres to the City, east in the Sphere of Influence areas.

What we don't currently have are the 10-30 new unit subdivisions, or apartments, medium scale industrial uses or expansions, new hotels, standalone restaurants, nor do we have an abundance of undeveloped land. In fact, we have quite a few aging older structures in the Alta city frontage areas that are not contributing to our economy much at all. The City should be crafting strategies to have these properties re-invested in. We need mixed use urban-style development: Ground floor retail and services (tourist attractors) second story office spaces and third floor living areas. If we can light one or two of these investment fires, other existing businesses will clean up, shape up and join the party..

2. Date of presentation/acceptance by the local legislative body (agenda item or resolution).

City of Gonzales Resolutions 2011-02, and 2011-03 certified the Environmental Impact Report (SCH#2009121017) and adopted the Gonzales 2010 General Plan on January 18, 2011.

3. The date of the last update to the General Plan.

City of Gonzales Resolution 2018-35 analyzed the 2010 General Plan EIR in an Addendum to SCH#2009121017 and adopted the Health and Wellness Element on the 16th day of July 2018. This may also represent (in the Addendum to the City's General Plan EIR), the last thorough review of General Plan Element Goals, Programs and mitigation measures as may have been necessary.

On September 2, 2025, the City Council adopted the Vista Lucia Specific Plan, and Appendices A and B to the Plan, which amended the City of Gonzales General Plan Land Use Map, text and figures to designate APNs: 223-031-024, -025, and -027 to Vista Lucia – Specific Plan (VL-SP) with those specific designations as included in the Specific Plan, and change tables and text to reflect accurate acreages and job and residential projections, and ensure internal consistency as a result of the change.

4. Measures associated with the implementation of the general plan with specific reference to an individual element.

This will be responded to in two parts. ***PART A*** *will consist of progress of mitigation measures identified in the 2010 General Plan to mitigate known potential impacts. Upon the adoption of the innovative Health and Wellness Element in 2018 though, there were new Goals, Policies and Implementation Actions built into the City's General Plan that were first reported in 2022.* ***PART B*** *will address the 22 Goals, 62 Policies and 156 Implementing Actions of the General Plan's Health and Wellness Element.*

PART A

The best resource we have to clarify and report on this subject heading would be the Mitigation Monitoring Program (MMP) prepared for the City of Gonzales in December of 2010 by Coast Plans as an implementation component of the Gonzales 2010 General Plan Environmental Impact Report.

Impacts to General Plan Resource subjects and their mitigation measures and implementation measures were identified for the following resources:

- *Agricultural Resources*
- *Aesthetics*
- *Transportation/Traffic*
- *Air Quality*
- *Greenhouse Gas Emissions*
- *Public Services*
- *Biological Resources*
- *Cultural Resources*
- *Hazards and Hazardous Materials*

For this APR Exercise, staff will paste in the MMP Category and Program response (2010) and then update accordingly for the 2025, 2024 and 2023 reporting years of this report.

AGRICULTURAL RESOURCES

Category	Program Response
Impact	**Impact AG-2: The adoption of the *Gonzales 2010 General Plan* would provide the basis for development activity that would conflict with existing agricultural zoning or a Williamson Act contract**

Mitigation Measure	**<u>Mitigation Measure AG-1: Collaboration with the County of Monterey.</u> Collaborate with the County of Monterey to establish an urban reserve area around Gonzales that corresponds entirely or partially to the Urban Growth Area and Urban Reserve Area established by the Gonzales 2010 General Plan.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City of Gonzales will reach an agreement with the County of Monterey on the amendment of the *2010 Monterey County General Plan* establishing an Urban Reserve Area around the City of Gonzales**
Effectiveness Criteria	**Establishment of an "Urban Reserve Area" by Monterey County that corresponds to "Urban Growth Area" and "Urban Reserve Area" established by the *Gonzales 2010 General Plan*.**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**County of Monterey**
Timing	**Prior to application to LAFCO for Sphere of Influence amendment**
City Response 2022:	*In December 2011, the City entered into agreements with 4 property owners and development interests in the Urban Reserve Areas identified in the City's 2010 General Plan to pay for, effectuate and prepare studies to LAFCO necessary to the application to LAFCo for Amendment to the City's Sphere of Influence.* *In 2014 LAFCo adopted a MOA Memorandum of Agreement between the County of Monterey and the City of Gonzales, establishing the parameters for City expansion to the east of the City and the protection of agricultural resources on the north, west and southern boundaries of the City. This MOA with the County of Monterey effectively gave shape to the Urban Reserve areas designated to the east of the City, and negating the northern, western and southern areas illustrated in the 2010 General Plan.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

AESTHETICS

Category	Program Response
Impact	**Impact AES-1: The adoption of the *Gonzales 2010 General Plan* would provide the basis for development activity that could irreversibly degrade the visual character of this part of the Central Salinas Valley**
Mitigation Measure	**<u>Mitigation Measure AES-1: Visual Screen for Permanent Agricultural Edge.</u> The City shall require Specific Plans and development approvals, either of which include land adjacent to the "Permanent Agricultural Edge" east of Highway 101, (as depicted in the General Plan Land Use Diagram) to incorporate a naturalistic visual screen along the "Permanent Agricultural Edge" separating the Urban Growth Area from adjacent parts of the Planning Area that are not contained in the Urban Growth Area. Such a visual screen shall be designed to screen all uses approved as part of the Specific Plan or development approval from views outside the Urban Growth Area and shall be comprised of dense plantings of tall and large-canopy trees and other vegetation that are native to the Salinas Valley. The visual screen may be constructed in phases corresponding to construction phases, wherein the first section of the visual screen would be constructed to extend from its ultimate southwestern most point along the Specific Plan Area boundary to as far to the northeast as any development within the construction phase extends. The next phase would start where the first phase left off and again extend further northeast as far as any development extends, etc. The trees and other vegetation chosen for the visual screen shall be sufficiently mature when planted to ensure that the visual screen will be effective within five (5) years of approval of the final subdivision map for the phase. The visual screen shall be maintained as a long-term feature of the Urban Growth Area.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they contain provisions sufficient to ensure the development of a visual screen consistent with this mitigation measure.**

Category	Program Response
Effectiveness Criteria	**Specific Plans (and development approvals) that contain plans for providing a visual screen as described in the mitigation measure and a capital improvement program sufficient to construct and maintain the screen.**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**State Department of Forestry**
Timing	**Prior to final approval of any Specific Plan or other development approval**
City Response for 2022	*On May 15, 2023, the City Council of the City of Gonzales approved the Rianda Cooler Project on Gloria Road, presently within the City's Sphere of Influence, but an application has now been made to LAFCo for incorporation into City limits along the City's designated Permanent Agricultural Edge. The Initial Study that supported the City's approval of the project and the application and discretionary action to request incorporation through LAFCo, included the following measure:* *"The project site is located along the southern boundary of the SOI, which is defined by Gloria Road. Consequently, to lessen its visual impact, the applicant must implement mitigation measure AES-1 regarding visual screening. The applicant has submitted a Landscape Concept Plan (refer back to Figure 9, Landscaping Plan). The plan shows landscape plantings, including trees, planned along the project site frontage with Gloria Road. This plan is considered to meet the intent of mitigation measure AES-1."* *A Capital Improvement Plan has not been developed to date to maintain such a screen (when planted), as the City will be expecting such landscape screening materials to be installed on private properties and maintained by those property owners.*
City Response 2023, 2024, 2025.	*As of May 26, 2026, the approved the Rianda Cooler Project on Gloria Road, has not been presented for plan check or construction.*

Impact	**Impact AES-2: The adoption of the Gonzales 2010 General Plan would provide the basis for development activity that would have new sources of night-time lighting that could result in light trespass, light pollution, and glare.**
Mitigation Measure	**<u>Mitigation Measure AES-2: Reflective Building Exteriors.</u> The City shall prohibit building exteriors with large expanses of glass or other reflective material that could become a significant source of glare.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor development approvals to ensure that no new construction is approved that includes building exteriors with large expanses of glass that could become a significant source of glare.**
Effectiveness Criteria	**No new construction that includes building exteriors with large expanses of glass that could become a significant source of glare**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any new development**
City Response for 2022	*The City has crafted conditions of approval that can be applied to development projects to conform to this mitigation measure, for example:* ***Exterior Lighting**. Exterior lighting shall be designed to provide for operational and security requirements while minimizing adverse effects to other properties in the vicinity. Lighting fixtures shall be downcast and shielded and designed to reflect light away from the surrounding premises and public rights-of-way.* ***Photometric Light Study.** The Applicant shall submit a Photometric Study for Onsite and Street Frontages as part of the Building Permit application.* ***Building Colors & Materials**. At the time Building Plans are submitted, the Owner/Applicant shall submit for review and approval by the Director of Community Development the colors and materials of all buildings and structures to be constructed on the Project site. All buildings on the site shall be painted with base and trim colors that are harmonious and give the impression of a unified site. If applicable, roof materials and colors should also be coordinated.*

	Additionally, the City's Industrial Design Guidelines discourages highly reflective surfaces at the ground story, and large blank unarticulated walls. Additional provisions address Lighting and Security, such as providing security and safety, while not being overly bright and that all lighting should be shielded to confine light spread within the site boundaries. The Pape Materials Handling Facility (2017) in the industrial park was proposed, constructed and conditioned under these rule sets and guidelines. The Rianda Family Cooler Development approved by the City of Gonzales in May of 2023, but not yet annexed into the City nor constructed, was also reviewed in this context.
City Response 2023, 2024, 2025.	*No new commercial projects have been presented with new building exteriors that would potentially include significant sources of glare.*

TRANSPORTATION/TRAFFIC

Category	**Program Response**
Impact	**Impact TT-1: The adoption of the *Gonzales 2010 General Plan* would provide the basis for development activity that could conflict with established measures of effectiveness for the performance of the circulation system or conflict with an applicable congestion management plan.**
Mitigation Measure	**<u>Mitigation Measure TT-1: Interchange Improvements.</u> The city shall work with TAMC and Caltrans to improve each of the three Gonzales Interchanges on a schedule that would ensure that the improvements are in place to maintain acceptable levels of service at the interchanges as new development occurs in the Urban Growth Area. For the Fifth Street Interchange, the City shall work with Caltrans to explore the feasibility of a non-standard design that would minimize requirements for additional right-of-way and disruption of existing development.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor transportation improvement programs adopted by TAMC and the California Transportation Commission (CTC) to ensure that interchange improvements on Highway 101 take place in a timely manner consistent with this mitigation measure.**

Effectiveness Criteria	**Adoption by TAMC and the CTC of transportation improvement programs that contain improvements for the Gonzales interchanges timed to ensure that level of service at these facilities is maintained at an acceptable level as new development occurs.**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**TAMC, California Transportation Commission , Caltrans**
Timing	**Immediately following action by TAMC and the CTC on their respective improvement programs**
City Response for 2022	*In 2010 the city engaged Mark Thomas & Company to prepare a Caltrans Project Study Report (PSR) for the US101/Gloria Road Interchange in 2011. The PSR was approved by Caltrans District 5 Director on July 6, 2011.* *In 2015 the city engaged Omni Means to prepare an Intersection Control Evaluation (ICE) for the US101/Fifth Street Interchange. The ICE included several options for installing roundabouts at the on/off ramps. The ICE was completed in May 2016.* *Conceptual Improvements for the three interchanges were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020.* *As of July 2023, City Public Works staff is working with Caltrans District 5 Planning staff on executing a Cooperative Agreement for improvements to the US101/North Alta Street Interchange.*
City Response 2023, 2024, 2025.	*On May 13, 2026, the City, TAMC and Caltrans conducted a community workshop addressing 5th Street and the US 101 Bridge planning efforts. New design options under consideration included an integrated roundabout-like, continuous-flow option non-standard design that would minimize requirements for additional right-of-way and disruption of the existing development.*

Mitigation Measure	**<u>Mitigation Measure TT-2: Widen Fifth Street from Rincon to Highway 101.</u> The city shall widen Fifth Street from Rincon Road to the Highway 101 southbound on ramp from two lanes to four lanes or shall complete other improvements that will effectively maintain acceptable levels of service.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Caltrans; TAMC**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*This Mitigation Measure was addressed as part of the city engaging Omni Means to prepare an Intersection Control Evaluation (ICE) for the US101/Fifth Street Interchange. The ICE included several options for installing roundabouts at the on/off ramps. The ICE was completed in May 2016.*
City Response 2023, 2024, 2025.	*On May 13, 2026, the City, TAMC and Caltrans conducted a community workshop addressing 5th Street and the US 101 Bridge planning efforts. New design options under consideration included an integrated roundabout-like, continuous-flow option non-standard design that would minimize requirements for additional right-of-way and disruption of the existing development.*

Mitigation Measure	**<u>Mitigation Measure TT-3: Widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway.</u> The City shall obtain offers of dedication of right of way as opportunities arise and shall subsequently widen Fifth Street from Highway 101 to Fanoe Road/Herold Parkway from four through lanes to six through lanes of traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Caltrans; TAMC**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements for widening Fifth Street from Highway 101 to Fanoe Road/Herold Parkway were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020.*
City Response 2023, 2024, 2025.	*Advancement to widen Fifth Street at Hwy 101 eastward to Fanoe Road/Herold Parkway has been of secondary consideration to issues and remedies under consideration for the west side of 5th Street at HWY 101 to the high school and community park area.*

Mitigation Measure	**<u>Mitigation Measure TT-4: Widen Fifth Street from Fanoe Road/Herold Parkway to Iverson Road.</u> The city shall widen Fifth Street/Johnson Canyon Road from Fanoe Road/Herold Parkway to Iverson Road. The segment between Fanoe Road/Herold Parkway to "Arterial A" shall be widened from two lanes to six lanes, and this improvement shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area. The segment between "Arterial A" and Iverson Road shall be widened from two lanes to four lanes only after such time that the City amends the Gonzales 2010 General Plan to allow the development of the Urban Reserve Area east of Iverson Road.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Fifth Street improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Fifth Street completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements to widen Fifth Street from Fanoe Road/Herold Parkway to Iverson Road were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020.*
City Response 2023, 2024, 2025.	*No development is being considered immediately adjacent to the 5th Street / Johnson Canyon Road, east of Harold Parkway at this time. Furthermore, these areas east of Harold Parkway are not within the City's City limits, but only within the City's Urban Reserve, formalized as being within the Sphere of Influence in 2014.*

Mitigation Measure	**<u>Mitigation Measure TT-5: Synchronization of Signals along the Fifth Street/Johnson Canyon Road corridor.</u> The city shall coordinate with Caltrans to integrate interchange improvements at Highway 101 and Fifth Street/Johnson Canyon Road with local improvements along the entire corridor from Rincon Road to Fanoe Road/Herold parkway, including the synchronization of traffic signals.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on its efforts to coordinate with Caltrans on interchange improvements that are affected by the City's Fifth Street improvement program consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Fifth Street, including signalization, integrated with Caltrans improvements to the Fifth Street Interchange**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Caltrans; TAMC**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements for Fifth Street, Johnson Canyon Road, Rincon Road, Fanoe Road, and Herold Parkway were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020.*
City Response 2023, 2024, 2025.	*No interchange improvements have been refined or recommended for approval as yet, nor are there existing traffic signals to be synchronized.*

Mitigation Measure	**<u>Mitigation Measure TT-6: Widen Associated Lane.</u> The City shall widen Associated Lane to a four-lane arterial with limited access between Highway 101 and Fanoe Road. Between Fanoe Road and "Arterial A", this facility shall be widened to a divided four-lane arterial. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Associated Lane improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Associated Lane completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Caltrans; TAMC**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements for Associated Lane between Highway 101 and Fanoe Road were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020. In 2022 the Vista Lucia Developer has prepared a preliminary design for widening Associated Lane and Fanoe Road. The city is coordinating with County of Monterey staff and Caltrans District 5 staff on the roadway layout.*
City Response 2023, 2024, 2025.	*In 2025 it remains true that the Vista Lucia Developer has prepared a preliminary design for widening Associated Lane and Fanoe Road. The city is coordinating with County of Monterey staff and Caltrans District 5 staff on the roadway layout.*

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure TT-7: Extend Associated Lane to Iverson Road.</u> The city shall revise its Circulation Diagram to extend Associated Lane from "Arterial A" to Iverson Road as a four-lane facility. Such an improvement shall only be required at such a time that the City amends the *Gonzales 2010 General Plan* to allow development of the Urban Reserve Area east of Iverson Road. In the interim, sufficient right-of-way shall be set aside to build the future street extension.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure right-of-way is set aside for the eventual widening of Associated Lane consistent with this mitigation measure. The City shall also monitor its capital improvement program to ensure that these improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Provisions in relevant Specific Plans to set aside sufficient right-of -way for the eventual extension of Associated Lane to Iverson Road. Also, improvements to Associated Lane completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any Specific Plan or other development approval that would affect the Associated Lane corridor.**
City Response for 2022	*Conceptual Improvements to extend Associated Lane from "Arterial A" to Iverson Road as a four-lane facility were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020. In 2022 the Vista Lucia Developer has prepared a preliminary design for widening Associated Lane and Fanoe Road. The city is coordinating with County of Monterey staff and Caltrans District 5 staff on the roadway layout.*
City Response 2023, 2024, 2025.	*In 2025 it remains true that the Vista Lucia Developer has prepared a preliminary design to extend Associated Lane from "Arterial A" to*

	Iverson Road. The city is coordinating with County of Monterey staff and Caltrans District 5 staff on the roadway layout.

Mitigation Measure	**<u>Mitigation Measure TT-8: Widen Gloria Road and Design for Truck Use.</u> The City shall widen Gloria Road to a four-lane arterial between Highway 101 and "Arterial A". The roadbed for the entire length of Gloria Road from Highway 101 to Iverson Road shall be constructed to handle large volumes of heavy truck traffic. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Gloria Road improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Gloria Road completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Salinas Valley Solid Waste Authority**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements to widen Gloria Road to a three-lane arterial between Highway 101 and "Arterial A were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020. The Rianda Cooler Project will widen Gloria Road along the project frontage.*
City Response 2023, 2024, 2025.	*The Rianda Cooler Project will widen Gloria Road along the project frontage.*

Mitigation Measure	**<u>Mitigation Measure TT-9: Design Iverson Lane for Truck Use.</u> The City shall reconstruct the roadbed of Iverson Road from Gloria Road to Johnson Canyon Road to handle large volumes of heavy truck traffic. These improvements shall be timed to replace road segments as they deteriorate from truck use and as adjacent properties are developed.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Iverson Road improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Iverson Road completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Salinas Valley Solid Waste Authority**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*In 2020 the city, the County of Monterey and the Salinas Valley Solid Waste Authority participated in a $6M joint project that reconstructed Gloria Road, Iverson Road and a portion of Johnson Canyon Road. Full Depth Reclamation was the construction approach, and the completed project is a robust structural section to support the solid waste trucks and agriculture trucks and related vehicles.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure TT-10: Widen Fanoe Road.</u> The City shall widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane. These improvements shall be timed to ensure that the improvements are in place to maintain acceptable levels as new development occurs in the Urban Growth Area.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor its capital improvement program to ensure that Fanoe Road/Herold Parkway improvements are programmed in a timely manner consistent with this mitigation measure.**
Effectiveness Criteria	**Improvements to Fanoe Road/Herold Parkway completed in a timeframe that maintains acceptable levels of service along this corridor**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Annually, at the time of adoption of the City's Capital Improvement Program**
City Response for 2022	*Conceptual Improvements to widen Fanoe Road/Herold Parkway from a two-lane to a four-lane arterial between Gloria Road and Associated Lane were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020.*
City Response 2023, 2024, 2025.	*Widening of Fanoe Road adjacent to the Vista Lucia Specific Plan project northward to Associated Lane has been built into that project design. Future development for Harold Parkway southward of 5th street will come with development of the in-city limit D'Arrigo property and the Rianda Cooler project along Gloria Road which will necessitate completion of Harold Road segments to connect to 5th Street / Johnson Canyon Road.*

Mitigation Measure	**<u>Mitigation Measure TT-11: Traffic Calming on "Arterial A."</u> The city shall work with Specific Plan preparers to refine operations by incorporating traffic calming measures and/or consider alternative alignments on "Arterial A" to discourage large volumes of through traffic on this street.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that the design of Arterial "A" includes traffic-calming features to discourage large volumes of through traffic.**
Effectiveness Criteria	**Provisions in relevant Specific Plans to ensure that the design of Arterial "A" includes traffic-calming features to discourage large volumes of through traffic.**
Category	**Program Response**
Cooperating Agencies	**None**
Timing	**Prior to the final approval of any Specific Plan or other development approval that would affect the Arterial "A."**
City Response for 2022	*Specific Plans will incorporate traffic calming measures and/or consider alternative alignments on "Arterial A" to discourage large volumes of traffic on this street.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure TT-12: Update Traffic Impact Fees.</u> The City shall update its existing traffic impact fee nexus study to accurately project the costs of circulation system improvements for the *Gonzales 2010 General Plan* area and shall equitably spread the costs and update its traffic impact fee schedule consistent with the requirements of state law.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on the update of its traffic impact fee program.**
Effectiveness Criteria	**An updated traffic impact fee, supported by an updated nexus study, sufficient to fund circulation improvements for the *Gonzales 2010 General Plan.***
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Concurrent with the adoption of the first Specific Plan**
City Response for 2022	*Cost Estimates were developed as part of the Circulation Improvements Study for the city's Sphere of Influence. This study was completed in February 2020. The city adopted updated Impact Fees in June 2022.*
City Response 2023, 2024, 2025.	*The city adopted updated Impact Fees in June 2022, and has updated them annually in 2023, 2024, 2025 and we are scheduled to update them again in 2026.*

Mitigation Measure	**<u>Mitigation Measure TT-12.1: Landfill Truck Route.</u> The City of Gonzales will implement the SVSWA/Gonzales Memorandum of Understanding as it addresses the SVSWA truck route to the Johnson Canyon Landfill.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on the status of the implementation of the SVSWA/Gonzales MOU.**
Effectiveness Criteria	**A fully implemented MOU with SVSWA**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Salinas Valley Solid Waste Authority**
Timing	**Concurrent with the adoption of any Specific Plan affecting the truck route to the Johnson Canyon Road Landfill.**
City Response for 2022	*In 2020 the city, the County of Monterey and the Salinas Valley Solid Waste Authority participated in a $6M joint project that reconstructed Gloria Road, Iverson Road and a portion of Johnson Canyon Road. Full Depth Reclamation was the construction approach, and the completed project is a robust structural section to support the solid waste trucks and agriculture trucks and related vehicles.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure TT-13: Project-Level Traffic Analysis Required.</u> The City shall require Specific Plans and development approvals to contain a project-level traffic analysis for all areas planned for urbanization under the Specific Plan or development approval. Such analysis shall evaluate the full range of operational, safety, emergency access, parking, and alternative-mode transportation issues. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on transportation/traffic.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level traffic analysis consistent with this mitigation measure.**
Effectiveness Criteria	**Project-level traffic analysis is included in all Specific Plan and other development applications.**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any new development**
City Response for 2022	*The Environmental Studies for each development project shall include recommended measures to mitigate any significant impact that a specific project may have on transportation/traffic.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure TT-14: Revise Circulation Diagram for Consistency with TAMC's "2005 General Bikeways Plan."</u> The City shall amend the Circulation Diagram contained in the Gonzales 2010 General Plan Circulation Element to designate Alta Street and Gonzales River Road as bikeway facilities to achieve consistency with TAMC's "2005 General Bikeway Plan."**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on the revision of its Circulation Diagram consistent with this mitigation measure.**
Effectiveness Criteria	**Revised Circulation Diagram**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**TAMC**
Timing	**Upon completion of the updated General Bikeways Plan by TAMC**
City Response for 2022	*Following the City's update of the Housing Element, and a subsequent revision to the General Plan and its exhibits, the City will update this diagram.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure AQ-1: Toxic Air Contaminants.</u> The City shall minimize local air quality impacts related to exposure of sensitive receptors to TACs by evaluating new development for proximity to TAC sources as recommended in the California Air Resources Board's "Air Quality and Land Use Handbook." If such evaluation leads to a determination that the potential for a significant impact exists, the City shall implement all feasible mitigation measures to reduce or eliminate the impact.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor new Specific Plan applications and other development applications to ensure that they contain an evaluation of risks involving TAC's.**
Effectiveness Criteria	**No significant impacts related to TACs for new projects in the City**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Monterey Bay Unified Air Pollution Control District**
Timing	**Prior to the final approval of any Specific Plan or other development approval**
City Response for 2022	*No specific plans have been approved as of yet in the Sphere of Influence areas, but the EIR underway in support of the Vista Lucia Specific Plan addresses this issue in the Air Quality Section and includes information needed to evaluate potential impacts of the project related to criteria air emissions and toxic air contaminants (TACs). Projected air emissions are quantified and compared to thresholds of significance to determine impact significance.* *The EIR evaluates the proximity of sensitive receptors, and that operation of construction equipment would expose sensitive receptors to toxic air contaminants. Mitigation measures have been drafted that when implemented would reduce exposure of sensitive receptors to TACs by requiring cleaner engines and/or filters, by limiting idle times,*

	and by locating non-compliant equipment sufficiently distant that concentrations of TACs would be reduced to a less-than-significant level. *After a hiatus of approximately 20 months, the EIR draft is underway again in July 2023 and expected to be completed and circulated for public review in late 2023, prior to action of the City of Gonzales on the Vista Lucia Specific Plan Project and its numerous companion documents, including an application to the Monterey County LAFCo for incorporation into the City.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure AQ-2: Deed Restriction Notification of Strong Odor</u>** **The City of Gonzales shall require that a deed restriction be recorded on all properties located within one (1) mile of either the animal feed lot or the Johnson Canyon Road Landfill (both of which are located east of Iverson Road) notifying the owner or the prospective property buyer of the potential for strong odors emanating from these facilities to adversely affect the property on which the deed restriction is recorded. This measure may be modified and refined as part of the Specific Plan or other development approval process based on a detailed analysis by a qualified air quality expert and based on land use changes over time.**
Location	**Gonzales Planning Area**

Category	Program Response
Monitoring/Reporting Action	**The City shall monitor new Specific Plan applications and other development applications to ensure that they contain deed restrictions consistent with this mitigation measure.**
Effectiveness Criteria	**Deed restrictions for all specified properties**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any Specific Plan or other development approval**
City Response for 2022	*While the use of the 523-acre FAT CITY animal feedlot east of the City of Gonzales in the County of Monterey unincorporated areas was discontinued in 2016, the Johnson Canyon Landfill remains in operation. To date, there has been no incorporation eastward or City of Gonzales development proposal within the one mile parameter of this mitigation measure to assure its implementation.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure AQ-3: Working to Reduce Strong Odors.</u> The City of Gonzales shall work in partnership with the MBUAPCD and the owners of operations that create significant odors in the planning area to reduce such odors using the most current operational and other techniques available. Such partnership shall be limited to voluntary efforts where exemptions to District Rule 402 apply.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on its efforts to reduce strong odors in the planning area.**
Effectiveness Criteria	**Reduction in strong odors in the planning area**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Monterey Bay Unified Air Pollution Control District**
Timing	**Annually, as part of its review of General Plan implementation**
City Response for 2022	*While the use of the 523 acre FAT CITY animal feed lot east of the City of Gonzales in County of Monterey unincorporated areas was discontinued in 2016, the Johnson Canyon Landfill remains in operation. To date, there has been no incorporation eastward or City of Gonzales development proposal within the one mile parameter of this mitigation measure to assure its implementation.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure GHG-1: Citywide Climate Action Plan.</u> The City shall complete work currently underway on, and then adopt a citywide climate action plan with the objective of meeting a GHG emissions reduction trajectory consistent with State law (currently codified in Health and Safety Code 38500 et seq. (AB 32) and Executive Order S-03-05). The City, in setting the trajectory, shall recognize the likelihood that Gonzales may bear a much larger percentage of growth than other more mature communities in the State and that an appropriate scaling of the State targets set forth in AB 32 and Executive Order S-03-05 would allow a citywide increase in GHG emissions as the City implements the Gonzales 2010 General Plan. This allowable increase in GHG emissions shall be tempered by appropriate measures to limit GHG emissions from new development on a per capita basis, while achieving actual reductions in such emissions from existing uses in the planning area. The limits to be established for per capita GHG emissions shall be indexed to realistic targets that are readily achievable using GHG Best Management Practices identified as part of the citywide climate action plan. Targets for reducing GHG emissions in existing development shall, at a minimum, be a 15 percent reduction from the baseline identified in the GHG inventory prepared by AMBAG (2009). GHG Best Management Practices shall include but not be limited to:** • **Continuation of the Gonzales voluntary recycling program for multi-family, commercial, and industrial development** • **Increased energy efficiency beyond Title 24** • **Use of electrically powered landscape equipment and outdoor electrical outlets** • **Installation of green roofs** • **Installation of solar or tank-less water heaters** • **Installation of solar panels** • **Increased diversity and/or density of land use mix** • **Provision of necessary infrastructure and treatment to allow use of graywater/ recycled water for outdoor irrigation.** • **Installation of rainwater collection systems** • **Provision of composting facilities at residential sites** • **Incorporation of all other measures in Figure 4.7.2 above that are identified as being appropriate for implementation in Gonzales.**

Category	Program Response
	The City shall adopt a citywide climate action plan as outlined above as part of the Gonzales 2010 General Plan's Sustainability Element prior to the adoption of any Specific Plan or development approval in the Urban Growth Area. The climate action plan shall contain: • **Targets for reducing greenhouse gas emissions consistent with criteria set forth above in this mitigation measure,** • **Enforceable measures to meet the established targets,** • **Provisions for monitoring and reporting on the effectiveness of the plan, and** • **A mechanism for periodically revising the plan to maintain or improve its effectiveness.** **The City shall establish a Climate Action Plan Technical Advisory Committee to guide development of the climate action plan, composed of Gonzales citizens, developers/landowners, City officials, and state and regional representatives as appropriate**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on its efforts to adopt a citywide climate action plan**
Effectiveness Criteria	**An adopted Climate Action Plan consistent with this mitigation measure**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Monterey Bay Unified Air Pollution Control District; AMBAG**
Timing	**Prior to the adoption of any Specific Plan**
City Response for 2022	*The City adopted a citywide Climate Action Plan in 2018, and prepared an Addendum based on the Supplemental Environmental Impact Report (February 2013) (SCH# 2009121017) to the Gonzales 2010 General Plan Sustainability Element. No Specific Plans have been adopted as of yet, and conformance to the Climate Action Plan will be a requisite to any environmental documentation and project review presented for determination to the City of Gonzales.*
City Response 2023, 2024, 2025.	*The Vista Lucia Specific Plan was adopted by the City Council on*

September 2, 2025, of which action was supported by an Environmental Impact Report (EIR) that evaluated the project for consistency with the City's adopted Climate Action Plan, and the EIR included Climate Action Plan Reduction Measures as demonstrated by the following excerpts:

Climate Action Plan Reduction Measures

Table CAP-8, GHG Reduction Measures, on page VI-2 of the CAP identifies the full set of GHG emission reduction measures that apply throughout the city and presents the expected GHG emissions reductions from each. Table CAP-8 is included in the *Air Quality, Greenhouse Gas Emissions, and Energy Report*. As is common for many CAPs, the local agency is responsible for implementing many of the reduction measures, with a limited number of the measures within the implementation responsibility of individual development projects. This is the case with the City's CAP. Two of the 10 measures in Table CAP-8 are within the implementation responsibility of individual developers. The applicable measures are listed in Table 10-2, Consistency with Applicable Climate Action Plan Greenhouse Gas Reduction Measures. Definitions of the measures are included in the CAP.

For the project to be determined consistent with the CAP and its impacts determined to be less than significant, it must include and/or be required to include the applicable GHG reduction measures shown in Table 10-2.

Table 10-2 Consistency with Applicable Climate Action Plan Greenhouse Gas Reduction Measures

CAP Measure	GHG Reduction Measures	Project Consistency
Residential Measures		
P-1.3	Residential Electrification Program (New Residential)	**Consistent.** Appendix A of the specific plan includes requirement that all homes be equipped with high efficiency electric space and water heaters. Implementation is required per mitigation measure 6-3e in Section 6.0, Air Quality.
P-1.4	Urban Forest	**Consistent**. While the specific plan does not include reference to planting three trees for every single-family home planned within the site as identified in this measure, this requirement is included in mitigation measure 10-1 as described below.

To ensure project consistency with CAP measure P-1.4, the following mitigation measure shall be implemented.

Mitigation Measure 10-1

To ensure project consistency with *Gonzales Climate Action Plan: 2018 Update* GHG reduction measure P-1.3 regarding urban forests, applicants for

	individual tentative maps that include single-family homes shall demonstrate to the City that a minimum of three trees will be planted for every single-family home proposed as part of the tentative map project, with trees planted either within the tentative map boundary and/or elsewhere within the specific plan boundary. The measure shall also be included as a contractor work specification. The requirement shall be verified by the Community Development Director prior to approval of each individual tentative map in which single-family homes are proposed.

Mitigation Measure	**<u>Mitigation Measure GHG-2: Implementation of GHG Best Management Practices.</u> The City shall require Specific Plans and development approvals to contain a plan to implement GHG Best Management Practices, as outlined above, that would result in achieving the limits on GHG emissions adopted as part of the citywide climate action plan.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor new Specific Plan applications and other development applications to ensure that they contain an evaluation of risks involving TAC's.**
Effectiveness Criteria	**No significant impacts related to TACs for new projects in the City**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Monterey Bay Unified Air Pollution Control District**
Timing	**Prior to final approval of any Specific Plan or other development approval**
City Response for 2022	*The EIR under construction for the Vista Lucia Specific Plan addresses GHG's and acknowledges that:* *"Pursuant to CEQA Guidelines Sections 15064(h)(3) and 15130(d), if a project is consistent with the requirements of an adopted plan, such as a climate action plan that is prepared consistent with CEQA Guidelines Section 15183.5(b), the lead agency may determine that the GHG impacts are less than significant with no further analysis required. Plans that are prepared consistent with CEQA Guidelines Section 15183.5(b) are considered to be "qualified" for streamlining the review of GHG impacts of projects subject to the plan. If it is determined that a proposed project is not consistent with an adopted Climate Action Plan (CAP) or other plan for reducing GHGs, further analysis would be required to determine whether the impact is significant.* *The CAP meets the requirements of CEQA Guidelines Section 15183.5(b) by quantifying GHG emissions from all sectors for years 2005, 2020, 2030, and 2050; defining emissions reduction targets; analyzing baseline and future emissions from all sectors; defining*

	specific measures to achieve the overall reduction targets; requiring periodic monitoring of plan progress; complying with CEQA; and having been adopted in a public process. *To ensure project consistency with CAP measure P-1.4, the following mitigation measure shall be implemented.* *To ensure project consistency with Gonzales Climate Action Plan: 2018 Update GHG reduction measure P-1.3 regarding urban forests, applicants for individual tentative maps that include single-family homes shall demonstrate to the City that three trees will be planted for every single-family home proposed. The measure shall also be included as a contractor work specification. The requirement shall be verified by the Community Development Director prior to approval of each individual tentative map in which single-family homes are proposed.* *With implementation of mitigation measure 6-3e in Section 6.0, Air Quality, and mitigation measure 10-1, the proposed project would be consistent with the CAP and its GHG impacts would be less-than-significant.* *Furthermore, if not explicit in the yet-to-be-completed Draft and Final Environmental Impact Report for the Vista Lucia Specific Plan, staff will present a condition of approval when the item comes before decision makers meeting the intent of this general plan mitigation measure to observe GHG Best Management Practices and will include a menu of practices that may be employed.*
City Response 2023, 2024, 2025.	*Included with the City's approval of the Vista Lucia Specific Plan and Project, September 2, 2025, were the following Conditions of Approval / Mitigation Measures:* ***Mitigation Measures 6-3a through 6-3e:*** *6-3a To reduce area source criteria air pollutant emissions, the following reduction measures shall be required for all tentative maps and use permits and incorporated into contractor work specifications for future development:*

	Fireplaces shall be prohibited in all residential units; and *Architectural coatings that exceed the air district's VOC standards shall be used in all new residential and non-residential development.* *The Gonzales Community Development Director shall require that these measures are included prior to approval of each tentative map and use permit and ensure that the requirements are included in all contractor work specifications prior to approval of building permits.* *6-3b To reduce operational, mobile-source criteria air pollutant emissions, the following reduction measures shall be required for all tentative maps and use permits:* *Provide a pedestrian access network that internally links all uses and connects to all existing external streets and pedestrian facilities and with all or planned external streets and pedestrian facilities planned for adjacent properties; and* *Incorporate bike lane street design and common bike parking facilities in non-residential projects and multi-family residential projects and incorporate land for bike trails.* *The Gonzales Community Development Director shall require that these measures are included prior to approval of each tentative map and use permit.* *Mitigation measures 6-3a and 6-3b would reduce all criteria emissions, but VOC emissions would remain above the VOC threshold of significance by about 25 percent. Therefore, the proposed project would have a significant unavoidable impact on air quality from VOC emissions.* *To further reduce criteria emissions, with the co-benefit of reducing GHG emissions, the following emissions reductions measures shall be required prior to approval of each tentative map and use permit, and required as contractor work specifications where applicable:*

6-3c Prior to approval of each tentative map and use permit, the project applicant shall consult with Monterey Salinas Transit to identify locations for incorporating transit facilities into the proposed project. Such facilities shall be constructed to Monterey Salinas Transit standards in each location defined by Monterey Salinas Transit.

6-3d Traffic calming measures shall be included as part of each tentative map. Such measures may include, but not be limited to: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts, on-street parking, planter strips with street trees, and chicanes/chokers.

6-3e The following features shall be included as part of each tentative map and use permit and identified in contractor work specifications:

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- *Conductive/inductive electric vehicle charging stations and signage prohibiting parking for non-electric vehicles within all multi-family residential and commercial developments;*
- *End-of-trip facilities for bicycle riders including showers, secure bicycle lockers, and changing spaces in all new commercial projects;*
- *Subsidized/discounted daily or monthly public transit passes;*
- *Programmable thermostat timers in all new residential units;*
- *Energy efficient appliances, including dishwashers, refrigerators, ceiling fans, and clothes washers in all new residential units; and*
- *High-efficiency electric furnaces and water heaters in residential buildings.*

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Community Development Director

Monitoring Notes:

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Mitigation Measure 10-1. *To ensure project consistency with Gonzales Climate Action Plan: 2018 Update GHG reduction measure P-1.3 regarding urban forests, applicants for individual tentative maps submitted prior to 2031 that include single-family homes shall demonstrate to the City that a minimum of three trees will be planted for every single-family home proposed as part of the tentative map project, with trees planted either within the tentative map boundary and/or elsewhere within the specific plan boundary. The measure shall also be included as a contractor work specification. The requirement shall be verified by the Community Development Director prior to approval of each individual tentative map in which single-family homes are proposed.*

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Building Services Department

Monitoring Notes:

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Mitigation Measure 10-2. *Applicants for all future individual projects shall:*

a. Design such projects to be all electric. No permanent natural gas infrastructure shall be permitted as a source of energy supply; and

b. Incorporate transportation electrification-supporting site development design and infrastructure (e.g., electric vehicle support infrastructure) consistent with the Tier 2 voluntary electric vehicle standards in the California Green Building Standards Code, Title 24, in effect at the time building permits are requested from the City of Gonzales.

All individual project applications (e.g., tentative maps, use permits, etc.) shall be reviewed by the City of Gonzales Building Official for consistency with these requirements prior to issuance of building

permits.

Party Responsible for Implementation: Applicant

Party Responsible for Monitoring: Building Services Department

Monitoring Notes:

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Mitigation Measure 10-3: *If the City has not adopted an updated qualified climate action plan prior to the City's consideration of future individual projects proposed starting 2031 and after, such individual project applicants shall prepare a GHG Reduction Plan for their respective projects. Each GHG Reduction Plan shall include GHG reduction measures that reduce GHG emissions to 0.82 MT CO2e per service population per year or less. The GHG Reduction plan shall be prepared by a qualified air quality/GHG professional.*

The service population threshold of significance is based on an assumed buildout year of 2045 for all individual projects. A higher threshold of significance may be warranted for projects proposed starting 2031 and after that build out prior to 2045. For such projects, individual project developers may provide substantial evidence that a higher threshold of significance is warranted. Any proposed change in the threshold of significance for individual projects or the threshold of significance determination methodology shall be subject to review and approval of the Community Development Director.

Each GHG Reduction Plan shall list the planned reduction measures, identify reductions associated with each, and provide evidence supporting the level of reduction calculated for each. All measures within the control of individual project applicants shall be implemented and operational prior to occupancy of the associated project.

Each GHG Reduction Plan shall prioritize on-site GHG reduction design features and/or other project specific measures that are within the control of individual project applicants. If on-site measures are insufficient to achieve required reductions, direct investments in off-site

	GHG reduction activities/programs in the vicinity may be made. Examples of direct investments include building retrofit programs that pay for cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting energy efficient windows, and insulation. Other examples include financing programs for installing electric vehicle charging stations, electrifying school buses, or planting local urban forests. *GHG reductions that accrue from current and future state legislation and regulations with which such projects must comply; specific plan design features including coordinating with Monterey-Salinas Transit to incorporate transit facilities into future individual development projects (e.g. tentative maps), including traffic calming measures on roads within the site, supporting electrification of the vehicle fleet by incorporating electric vehicle charging stations and reserving parking spaces for electric vehicles in multi-family and commercial development, including charging outlets in single-family homes, supporting bicycle commuting by including "end-of-trip" bicycle facilities in new commercial development, installing programmable thermostats in residential buildings, and installing energy efficient appliances in new residential buildings; and required compliance with mitigation measure 10-2 regarding all electric development and transportation electrification improvements may be considered as part of the analysis of individual project GHG reductions.* *If the GHG emissions reductions from legislative/regulatory actions, on-site measures, investments in off-site reduction programs, and/or specific plan design features are insufficient to reduce individual project emissions to below the threshold of significance, individual project applicants may secure the reduction balance by purchasing and retiring carbon offset credits. The carbon offset credits shall meet the following performance standards:* *Carbon offset credits shall be issued by a recognized, reputable and accredited registry that mandates the use of established protocols for quantifying and issuing the offset credits. Credits issued based on*

	protocols approved by the California Air Resources Board should be prioritized. Examples of such registries include the Climate Action Reserve, American Carbon Registry, and Vierra. *In order of priority, the carbon offset credits should be obtained from projects developed in local vicinity/region, the state, national, or international projects. Priority is on offset credits available through registries approved by CARB. Credits from projects developed internationally should not be used unless the applicant demonstrates with substantial evidence that sufficient carbon offsets from projects in vicinity/region, state, or U.S. are unavailable. International offsets must be quantified and issued using established protocols that are recognized in the United States and that are issued by recognized, reputable and accredited registries.* *All carbon offset credits must meet the criteria of being real, quantifiable, permanent, verifiable, enforceable, and additional, consistent with the standards set forth in Health and Safety Code section 38562, subdivisions (d)(1) and (d)(2).* *Individual project applicants shall submit their respective GHG Reduction Plans for review and approval of the Community Development Director prior to approval of project-specific entitlements. Implementation of the GHG reduction measures shall be made a condition of approval. If carbon offset credits are proposed, applicants shall provide an executed contract or other certification to the Planning Direct that the requisite carbon offset credits have been purchased.* *Party Responsible for Implementation: Applicant* *Party Responsible for Monitoring: Community Development Director* *Monitoring Notes:* _____

Mitigation Measure	**<u>Mitigation Measure GHG-3: Timeframe to Adopt Green Building Code.</u> The City shall adopt the "California Green Building Standards (CALGreen) Code," which becomes effective on January 1, 2011, by July 1, 2011.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on its efforts to adopt the Green Building Code.**
Effectiveness Criteria	**Adoption of Green Building Code**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**By July 1, 2011**
City Response for 2022	*On February 26, 2023, in Ordinance No. 2022-135, An Ordinance Of The City Of Gonzales Amending Portions Of Title 11 Of The Gonzales City Code Titled "Building Regulations" By Adoption And Referenced Amendments, included adoption of the 2022 California Green Building Standards Code, Title 24, Part 11.*
City Response 2023, 2024, 2025.	*On The 12th Day Of January 2026, In Ordinance No. 2025-154, An An Ordinance Of The City Of Gonzales Was Adopted Repealing Chapter 11.04, Of The Gonzales City Code Titled "California Building Codes" And Adopting New Chapter 11.04 Titled "Adoption Of California Building Codes" And Adopting By Reference The 2025 Edition Of The California Building Standards Codes: California Administrative Code (Part 1), California Building Code, Vol. 1 And 2, (Part 2), California Residential Code (Part 2.5), California Electrical Code (Part 3),California Mechanical Code (Part 4), California Plumbing Code (Part 5), California Energy Code (Part 6), California Wildland Urban interface Code (Part 7), California Fire Code, With Exceptions (Part 9), California Green Building Standards Code, (Part 11), California. Referenced Standards Code (Part 12) And Adopting*

	The 2024. International Property Maintenance Code And The 1997 Uniform Code For The Abatement Of Dangerous Buildings Code.

PUBLIC SERVICES

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure PS-1: Project-Level Public Facilities Impact Analysis Required.</u> The City shall require a project-level analysis and report on public facilities impacts as part of Specific Plan and other major development plan review and approval. Such an analysis and report shall identify measures necessary to reduce any environmental effects of new construction of public facilities to a level of less than significant.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level public facilities analysis consistent with this mitigation measure.**
Effectiveness Criteria	**Project-level public facilities analysis is included in all Specific Plan and other development applications**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any new development**
City Response for 2022	*A project-level public facilities analysis has been required of the Vista Lucia Specific Plan (3,498 units) coming together. Such an analysis will lead to a financing mechanism to be incorporated into project approval to assure revenue neutrality to the existing city fabric and citizenry, and that the new developments creating new municipal public facilities demands will pay their own way for new municipal facilities and services and that they will have a sustainable revenue stream in keeping with the phasing of the specific plan and its eventual build-out.* *The EIR will also engage in and provide mitigation (if necessary) for the physical effects of constructing new public facilities.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

BIOLOGICAL RESOURCES

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure BIO-1: Riparian Protection Ordinance.</u> The City shall adopt a Riparian Protection Ordinance to ensure that development does not encroach on Gonzales Slough, or any "Waters of the United States" determined to be jurisdictional by the Army Corps of Engineers that may be located in the planning area. Such an ordinance shall establish required minimum setbacks from Gonzales Slough, wetlands, and other "Waters of the United States" and require Specific Plans and development applications to contain measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall report on its efforts to adopt a riparian protection ordinance consistent with this mitigation measure.**
Effectiveness Criteria	**An adopted riparian protection ordinance**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**California Department of Fish and game; US Army Corps of Engineers**
Timing	**Within one (1) year of adoption of *Gonzales 2010 General Plan***
City Response for 2022	*In Ordinance No. 202-127, the City of Gonzales Amended the Municipal Code Title 10, Chapter 10.28 – Strom Water Quality Management and Discharge Control. The purpose of that Ordinance is, "to protect and promote the health, safety, and general welfare of citizens, and protect and enhance the water quality of watercourses, water bodies, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act (33 U.S.C. Section 1251 et seq.), the Porter-Cologne Water Quality Control Act (California Water Code Section 13000 et seq.) and State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ (Order) and subsequent Orders by reducing pollutants in storm water discharges to the maximum extent practicable and by prohibiting non-storm water discharges to the storm*

	drain system. (Ord. 2015-83, 7-6-2015)" *Furthermore, in Chapter Section 10.28.140 that speaks to Minimum Performance Requirements. (A) Performance Requirement No. 1: Site Design and Runoff Reduction.* *1. All regulated projects that create and/or replace greater than two thousand five hundred (2,500) square feet of impervious surface (collectively over the entire project site), including detached single-family home projects, are required to implement at least the following design strategies throughout the project site:* *a. Limit disturbance to creeks and natural drainage features.* *c. Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection.* *d. Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state.* *Section 10.28.180 Watercourse Protection, speaks directly to the matter of riparian protection (meeting this mitigation measure of the General Plan to Protect the Slough:* *Every person owning property through which a watercourse passes shall keep and maintain that part of the watercourse within the property reasonably free of trash, debris and other obstacles that would pollute, contaminate or significantly retard the flow of water through the watercourse. In addition, the owner or lessee shall maintain existing privately owned structures within or adjacent to a watercourse, so that such structures will not become a hazard to the use, function or physical integrity of the watercourse. (Ord. 2015-83, 7-6-2015)* *So, where the City may not have established minimum setbacks from the slough, the City has certainly put in place, "measures to ensure that all sensitive habitats are protected from the significant negative effects of encroaching development."*

City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

CULTURAL RESOURCES

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure CUL-1: Project-Level Cultural Analysis Required.</u> The City require Specific Plans and development applications to contain a project-level analysis of cultural resources for all areas planned for urbanization under the Specific Plan or development approval. Such an analysis shall evaluate the full range of cultural resources, including historical, archaeological, and paleontological resources, and buried human remains. The analysis shall recommend measures to mitigate any significant impact that a specific project may have on cultural resources.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a project-level cultural analysis consistent with this mitigation measure.**
Effectiveness Criteria	**Project-level cultural analysis included in all Specific Plan and other development applications.**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any new development**
City Response for 2022	*Such studies have been required of the Vista Lucia Specific Plan EIR under preparation and the Rianda Family Partnership Cooler Project on Gloria Road.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure CUL-2: Accidental Discovery of Cultural Resources.</u> The City shall require as a standard condition of project approval the following: "if any archaeological resources are discovered during grading or construction, all work shall be immediately halted and appropriate personnel, including a qualified Native American representative, shall be contacted and consulted. Based on these consultations, appropriate measures shall be taken to protect the discovered resources, and only after such measures have been implemented shall grading or construction continue."**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a condition of approval addressing the accidental discovery of cultural resources, consistent with this mitigation measure.**
Effectiveness Criteria	**A standard condition of approval attached to all Specific Plan and other development application approvals addressing the accidental discovery of cultural resources**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to final approval of any new development**
City Response for 2022	*A condition was placed on the Rianda Family Partnership Cooler Project on Gloria Road to this effect (in keeping with state law).*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

HAZARDS AND HAZARDOUS MATERIALS

Category	Program Response
Mitigation Measure	**<u>Mitigation Measure HAZ-1: Site-Specific Review of Potential Land Use Conflicts Involving the Location of New Schools.</u> The City of Gonzales shall identify and evaluate potential land use conflicts between schools and industrial uses as part of a Specific Plan or other major development plan review and approval. Such review shall address California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary or secondary school. Such review should also address the Monterey Bay Unified Air Pollution Control District's Rule 402, Nuisances.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development approvals to ensure that they include a site-specific review of land use conflicts involving new schools.**
Effectiveness Criteria	**Site-specific review of land use conflicts involving new schools included in all Specific Plan and other development applications**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**Gonzales Unified School District**
Timing	**Prior to the final approval of any new development**
City Response for 2022	*The Vista Lucia Specific Plan Development interests are fully engaged with the Gonzales Unified School District at the present time as they explore the particulars of a 12-acre school site offered to the district. The discussion has also involved the State Board of Education.* *On August 8, 2023, the City Council of the City of Gonzales and the Gonzales Unified School District will be conducting a joint session to discuss the development of school(s) sites within the Vista Lucia Specific Plan areas to be incorporated into the City limits upon approval of LAFCo and the state Board of Equalization.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure HAZ-2: Remediation Plan for Clean-Up of Fanoe Ranch.</u> The City of Gonzales shall require a remediation plan for the clean-up of any contaminated areas of Fanoe Ranch as part of any Specific Plan that includes the ranch in its planning area. The remediation plan shall be coordinated with appropriate regional, state, and federal agencies.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of the Specific Plan for Fanoe Ranch to ensure that it includes a remediation plan for the clean-up of contaminated areas within the Specific Plan area.**
Category	**Program Response**
Effectiveness Criteria	**A remediation plan for the clean-up of contaminated areas within the Specific Plan area that includes Fanoe Ranch**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	
Timing	**Prior to final approval of the Specific Plan for the area including Fanoe Ranch**
City Response for 2022	*Phase I and Phase II Environmental Site Assessment Fanoe Ranch Gonzales, California were completed and drawn from in the draft Analysis of Hazards and Hazardous Materials for the Vista Lucia Specific Plan Project. Additional resources to this matter were included in, " Environmental Site Review and Current Conditions Assessment (McCloskey Consultants, Inc. 2021) ("current conditions assessment"). The property did have a history that included pesticide and fertilizer use as well as fuel storage.* *According to the Environmental Impact Report presently under construction in 2023, "Three hazardous materials conditions remain within the project site that have potential to cause significant environmental impacts on public health and safety and the environment: 1) concentrations of dioxin at the waste burn area north of the former dairy farm residences; 2) concentrations of lead and dieldrin at Debris Area 1; and 3) concentrations of cadmium and dioxin at Debris Area.* *These three conditions must be remediated to lessen the potentially significant impacts. Implementation of the following mitigation measure*

	would reduce the impact to less than significant. *Mitigation Measure (A requirement /Mitigation Measure to prepare a remediation plan with targets and thresholds for success/completion).* *11-2 The applicant shall retain a qualified professional to prepare a soil management plan. The plan shall provide guidelines for remediating: 1) concentrations of dioxin at the waste burn area north of the former dairy farm residences; 2) concentrations of lead and dieldrin at Debris Area 1; and 3) concentrations of cadmium and dioxin at Debris Area 2, as described in the 2004 Phase I and Phase II Environmental Site Assessment Fanoe Ranch Gonzales, California and the 2021 Environmental Site Review and Current Conditions Assessment. The plan shall identify all safety protocols and permitting procedures required by applicable regulatory agencies to meet applicable environmental screening levels for the subject contaminants. The plan shall include a health and safety plan which specifies how workers and public safety and health shall be protected during remediation activities. The plan shall also specify how excavated materials are to be handled, stockpiled, and transported to the appropriate hazardous materials permitted waste disposal site, consistent with federal and state regulatory requirements. The soil management plan shall be subject to review and approval of the City of Gonzales Public Works Director prior to the approval of tentative maps for the areas of the project site in which the subject hazardous environmental conditions are located. Evidence that remediation activities have been completed shall be provided to and reviewed by the Public Works Director prior to the issuance of a grading permit for the same subject areas of the project site.* *Implementation of this mitigation measure would require that hazardous environmental conditions be remediated to regulatory screening levels to allow the subject contaminated sites to be acceptable for future development.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure HAZ-3: Site-Specific Investigation of Potential Soil Contamination Required.</u> The City of Gonzales shall require site-specific investigations and reports on potential soil contamination as part of Specific Plan or other major development plan review and approval. Such an investigation and report shall include measures necessary to mitigate any environmental hazards to a less than significant level.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development plans to ensure that they include a site-specific investigation of potential soil contamination consistent with this mitigation measure.**
Effectiveness Criteria	**Site-specific investigation of potential soil contamination included as part of all Specific Plan and other development applications**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**None**
Timing	**Prior to the final approval of any new development**
City Response for 2022	*See the response above for HAZ-2. Additionally, as the Rianda Family Partnership Gloria Road Cooler has progressed, a site-specific investigation of potential soil contamination was included in the Phase I Environmental Site Assessment for Gonzales Cooler Project 48.79-acre Agricultural Property study prepared by Advanced Environmental Concepts. Inc. for the property owner.* *"The results of this investigation have identified no de minimis conditions, no recognized environmental conditions, no controlled recognized environmental conditions, and no historically recognized environmental conditions." (Section 14.0 Findings and Conclusions.)*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

Mitigation Measure	**<u>Mitigation Measure HAZ-4: Development in Areas of Very High Wildfire Potential.</u> The City of Gonzales shall require site-specific investigations and reports on wildfire potential for any development east of Iverson Road, which is an area of very high wildfire potential. Such an investigation and report shall include measures necessary to mitigate any wildfire hazards, including the establishment of "fire safe" zones around habitable structures, to a less than significant level.**
Location	**Gonzales Planning Area**
Monitoring/Reporting Action	**The City shall monitor the development of Specific Plans and other development plans for areas east of Iverson Road to ensure that they include a site-specific investigation and report on wildfire potential consistent with this mitigation measure.**
Effectiveness Criteria	**Site-specific investigation of wildfire potential included as part of all Specific Plan and other development applications for areas east of Iverson Road**
Responsible Agency	**City of Gonzales**
Cooperating Agencies	**California Department of Forestry**
Timing	**Prior to final approval of any new development east of Iverson Road**
City Response for 2022	*The City is not aware of any plans for development east of Iverson Road.*
City Response 2023, 2024, 2025.	*No changes necessary to update this response from 2022.*

PART B

This section will address the 22 Goals, 62 Policies and 156 Implementing Actions of the General Plan's Health and Wellness Element.

Goals, Policies and Actions of the Health and Wellness Element

1. Connected Neighborhoods and Commercial Corridors

- Goal HW-1: Improve health through connected neighborhoods and commercial corridors.

Policies

Policy HW-1.1 Equitable Access. Require neighborhood retail, services, and public facilities to be located within walking distance of residential areas to create safe and convenient circulation system.

- Implementing Action HW-1.1.1 – Accessible Amenities. *To promote physical activity, reduce driving and increase walking, cycling and public transit:*

✓ *Increase opportunities for active transportation (walking and biking) and transit use.*

✓ *Encourage the development of neighborhood grocery stores that provide fresh produce and attract amenities that serve and attract pedestrians of all ages and abilities.*

- Implementing Action HW-1.1.2 – Connectivity. *Improve accessibility and connectivity between neighborhoods and commercial areas by reducing gaps in sidewalk and bike lane networks, where possible.*

- Implementing Action HW-1.1.3 – Bike and Pedestrian Events. *Coordinate with the Monterey County Health Department, nonprofit organizations, and community groups to organize and support free and low-cost bike and pedestrian opportunities that create and promote healthier lifestyles by engaging residents in biking and walking. Consider adopting annual events such as: open streets events and organized community walks and runs.*

City Response for 2022: No real opportunities for accessible amenities have presented themselves in our present physical city 2010 - 2023, but city staff is presently reviewing and giving shape to two new specific plans in our Sphere of Influence areas, where neighborhood oriented design, walkability and separation of biking is required in the design.

The City continues to support the 4-way partnership of the Gonzales Youth Council, TAMC, Gonzales High School and the City for the Safe Routes to School Program that includes bike and pedestrian considerations.

The AIDS Life-Cycle event comes through Gonzales once a year, and the City supports the Annual 5k Run put on by a local group during the 4th of July.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-1.2 Development Coordination. Coordinate City developments to provide accessibility to basic life needs that can improve the health, safety and welfare of residents.

- Implementing Action HW-1.2.1 – Complete Streets. *Consider proximity to community destinations and features that support community enhancement and connectivity such as transit locations, bike and pedestrian paths, and accessibility ramps.*
- Implementing Action HW-1.2.2 – Infrastructure Prioritization. *Prioritize Complete Streets improvements and features that will advance community connectivity and neighborhood coordination and foster multiple dimensions of health.*
- Implementing Action HW-1.2.3 – Land-Use Coordination. *Coordinate land-use planning and urban design with transit to increase efficiency, access, and mobility.*

City Response for 2022: City staff is presently reviewing and giving shape to two new specific plans in our Sphere of Influence areas, where urban design with transit and complete streets design are being engaged.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-1.3 – Child Care Friendly Developments. Encourage that child care be located strategically to support workforce and livable communities.

- Implementation Action HW-1.3.1 – Child Care Needs Assessment. *New developments having more than 50 housing units or 50,000 square feet of commercial or industrial space shall contribute to the preparation of a Child Care Facilities Needs Assessment. The purpose is to assess new child care demand created by new residents and employees against available community resources to identify need and if need is significant, support the expansion of child care services.*
- Implementation Action HW-1.3.2 – Social Inclusion. When feasible, coordinate with developers of large projects to include amenities like child care facilities, community spaces, green spaces, transit stops and shelters, etc. in new developments or proposals for mixed-use space prior to issuing and approving permits.
- Implementing Action HW-1.3.3 – Inclusive Developments. *Support the development of child care facilities and family child care homes. Review zoning regulations regarding home-based early childhood education facilities, when needed.*

City Response 2022: While I do not see provisions yet in the Vista Lucia Specific plan drafts to date, the City can insist on such for consistency with the General Plan as necessary. While not a "Childcare Needs Assessment per se, I do see that the Puente Del Monte Specific Plan drafts do include citations from the Health and Wellness Element, meaning that they are aware of the requirement to "include childcare and play facilities as part of their development projects (play areas, parks, etc.)."

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-1.4 – Business Integration and Support. Encourage the establishment of neighborhood-centric businesses that promote and offer healthy activities, foods, goods, and services and contribute to job creation.

- Implementing Action HW-1.4.1. Business Development. *Support the development of diverse businesses in neighborhoods to offer residents a variety of shopping options and an opportunity to contribute to the local economy.*
- Implementing Action HW-1.4.2 – Creative Business Solutions. *Support creative and innovative business ideas and solutions such as outdoor dining, street sales, and events in which food, goods and services can be provided and sold in a non-traditional manner by reducing or eliminating barriers and streamlining the permitting processes and issuing over the counter permits.*

City Response 2022: While supportive of Business Development and Creative Business Solutions, there has been attrition and turnover in the leadership of the Community Development Department, and Covid-19 as well affecting the whole community. The department should be entering a stronger point of stability now with the new Community Development Director and City Manager. Following completion of the City's 6th Cycle Housing Element update, much more attention can be dedicated to Business Development and Creative Business Solutions by the Community Development Director.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

2. Diverse Housing Options Available to All Levels of Affordability

- Goal HW-2: Improve health through diverse housing options available to all levels of affordability.

Policies

Policy HW-2.1 Real Estate and Commercial Options. Encourage housing and commercial options through public and private partnerships that increase access, reduce cost, and promote healthy lifestyles.

- Implementing Action HW-2.1.1 – Mixed Use Projects. *Explore ways to support and encourage neighborhood-based development, such as reduced or deferred fees and revised ordinance standards for mixed uses, where such uses are allowed. Consider the relationship between the amount of public benefit (such as reduced traffic, job creation and/or enhanced business viability) and proposed economic incentives.*

- Implementing Action HW-2.1.2 – Community Integration. *Promote health and wellness by supporting Specific Plans and Downtown redevelopment that place affordable housing units close to community and retail amenities such as parks, full service grocery stores, local public transit stops, and retail and public services.*

  City Response 2022: These implementing actions will have their best opportunities in the Sphere of Influence areas and the "complete concept" neighborhood villages of the specific plans under development. While the City in early 2022 approved a two-story 15-unit hotel in our very small downtown on a vacant parcel, the property owner has not returned with construction permits. While a hotel would have been nice, the site may also lend itself very well to second and third story residential units. Staff continues to encourage development of the site.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-2.2 Support Affordable Housing. Encourage and support projects that provide high-quality housing, both rental and for-sale, for all levels of affordability.

- Implementing Action HW-2.2.1 – Affordable Housing Permits. *Coordinate with affordable housing developers to implement Housing Element policies and implement actions that prioritize the processing of residential development proposals and permit applications for affordable housing projects.*

- Implementing Action HW-2.2.2 – Housing and Services. *Work with the County, nonprofits and other social service agencies to link families to support services, including educational programming, child care and arts programming, etc.*

- Implementing Action HW-2.2.3 – Homelessness. *Work with social service agencies, schools and all federal, state and neighboring communities to provide an integrated system of care for people experiencing homelessness.*

- Implementing Action HW-2.2.4 – Management. *Coordinate with landlords to provide strong, on-site management of multi-family complexes to ensure the maintenance of*

housing and neighborhood quality. Encourage on-site support services such as educational and arts programming and child care.

City Response 2022 – The City adopted an ordinance waiving impact fees for Accessory Dwelling units, hoping to incentivize their construction and capacity to provide housing infill. The city displays and provides brochures in the City Hall lobby in two languages guiding residents to county and non-profit housing services. While homelessness is rather rare in Gonzales, many households are overcrowded with some living in substandard construction. The City is conscious of enforcing building codes in an equitable manner city-wide, yet many residents could be imminently close to homelessness if displaced. The city has been working diligently and encouragingly to increase the supply of new units in Gonzales, yet the City is not a home builder. City government will offer quick and expedited review of any housing proposal that we may receive, as housing is a paramount concern for the community. The City is hoping to dilute the overcrowding and potential for imminent displacement and homelessness by increasing supply.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-2.3 Housing for All. Encourage and support projects that integrate market-rate housing with mixed income units at the project level as well as at the neighborhood level.

- Implementing Action HW-2.3.1 – Housing Supply. *Coordinate with affordable housing developers to implement Housing Element policies and implementing actions designed to ensure that the supply of affordable rental housing is maintained and remains affordable on a long-term basis.*

- Implementing Action HW-2.3.2 – Innovative Housing Solutions. *During Housing Element update cycles, work to further remove barriers to, and create opportunities for innovative/nontraditional housing that meets standard requirements and supports life cycle housing opportunities, including aging in place.*

City Response 2022 – In 2022, the City entered into an agreement with CHISPA housing to purchase and transfer an available property on Alta Road for the purposes of providing senior housing. CHISPA entered into escrow to complete the purchase yet is still aggregating financial resources from many sources to determine whether the project will consist of apartments or stand alone or duplex-type units. Either way, a portion of the units are expected to remain age-restricted, providing a housing resource for local seniors. Additionally, the City's General Plan and Community Design parameters require a broad spectrum of housing unit sizes and densities to target different levels of affordability, not just allowing market rate construction. Through integrated

neighborhood design, providing attached multi-family units, the City intends to provide housing for extremely low, very low, low and moderate income earning households.

And presently, we are engaged in the construction of our 6th Cycle Housing Element update and through our housing strategy taking shape we are working to remove barriers to, and to create opportunities for innovative / nontraditional housing that meets building and safety code requirements and supports life cycle housing opportunities, including aging in place.

City Response for 2023, 2024, 2025: The 6th Cycle Housing Element has been adopted and implementation programs and efforts are developing. No other changes are necessary to update the response from 2022 above.

Policy HW-2.4 Code Enforcement. Regularly review and update rental inspection procedures and ordinances. Consider provisions that protect tenant rights, so they are not penalized for reporting or living in a dwelling unit that does not meet health and safety standards.

- Implementing Action HW-2.4.1. Equitable and Empathetic Enforcement. *Ensure that code enforcement activities are carried out in an empathetic way. Consider reducing barriers to housing and work with housing organizations and other service providers to ensure that tenants having to leave their living situation do not end up homeless.*
- Implementing Action HW-2.4.2 – Tenant Support. *Encourage maintenance and upkeep of rental housing. Work with organizations that support tenant rights to mitigate discrimination and retaliation for tenants reporting unsafe conditions and dilapidated buildings.*

City Response 2022 - The City has compiled a collection of County, regional and non-profit resources on flyers and handouts available in the lobby of the Community Development Counter. Front line staff is versed with these materials and shares information freely with those who ask for assistance.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

3. Ample Open Spaces for Public Engagement

- Goal HW-3: Improve health through ample open spaces for public engagement.

Policies

Policy HW-3.1 Open and Public Spaces. Through private and public partnerships facilitate the creation, maintenance, and upgrade of public facilities and open spaces, and the development of activities to attract more public use.

- Implementing Action HW-3.1.1 – Maintenance and Upgrades. *Regularly maintain, add and update the city's outdoor and physical activity equipment through partnerships with agencies, organizations, and community groups. Consider embedding amenities throughout the community for easy access. Consider the addition of:*
    - ✓ *Accessible basketball courts, tracks, parks and exercise equipment throughout town*
    - ✓ *Signage that shows how to use equipment at parks, public facilities, and open spaces*
    - ✓ *Track/distance markers around parks and open spaces*
    - Implementing Action HW-3.1.2 – Live and Interactive Activities. *Through collaborations provide interactive activities at the parks, such as music, dance and exercise classes.*
    - Implementing Action HW-3.1.3 – Repurpose Open, Green and Public Spaces. *Through existing and new collaborations, repurpose spaces for public use to promote health and community wellbeing.*
    - Implementing Action HW-3.1.4 – Ample shade and Seating. *Provide ample shaded seating areas such as at bus stops, parks and other public spaces.*
    - Implementing Action HW-3.1.5 – Urban Greenery. *Maintain and plant urban greenery throughout the community to encourage active lifestyles and outdoor activity.*

City Response 2022 – Central Park and others are well maintained and include such amenities described in these implementing actions. The City also supports local groups who program music or dance events in the park. The City has also considered opening the restricted access to the Gonzales slough that traverses town to potentially include a "green" walking trail, yet Covid and other civic priorities have pushed continued efforts to the future. The City is presently contemplating the removal of public trees that have died (to be replaced with new greenery).

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

4. Infrastructure and Services that Enhance Safety and Visibility

- Goal HW-4: Improve health through infrastructure and services that enhance safety and visibility.

Policies

Policy HW-4.1 Active Transportation and Walkable Streets Design, build, and upgrade streets to promote and facilitate the use of active transportation to support and encourage active lifestyles.

- Implementing Action HW-4.1.1 – Street Safety and Flow Promotion. *Encourage investments in roundabouts, corner bulb-outs, traditional and lighted crosswalks, cross lights, and other features that slow traffic and increase road visibility to support pedestrian safety.*
- Implementing Action HW-4.1.2 – Bike Infrastructure. *Promote the use and maintenance of bike lanes and bike paths to facilitate bicycle use.*
- Implementing Action HW-4.1.3 – Walkability. *Support projects that provide active, safe streets and spaces that are pedestrian friendly and well lit.*

City Response 2022 – The city keeps a regular paint striping and hands-on engagement with the conditions of streets, street crossings – especially near our educational institutions.

City Response for 2023, 2024, 2025: The recent opening of the Denis and Janice Caprara Community Center demonstrated the city's integration of Street Safety and Flow Promotion, Bike Infrastructure and Walkability.

Policy HW-4.2 Crime Prevention through Environmental Design. Encourage developers to incorporate building and site design techniques that reduce crime, such as utilizing Crime Prevention through Environmental Design (CPTED) strategies.

- Implementing Action HW-4.2.1 – Safety and Community Design. *Train all city staff (police, fire, and planning) in "Crime Prevention through Environmental Design (CPTED)" and ensure the utilization of its principles in their review of new developments.*
- Implementing Action HW-4.2.2 – Safety and Public Works Maintenance. *Use CPTED assessments for public spaces to identify maintenance needs that effect safety.*
- Implementing Action HW-4.2.3 – Safety and Resident Engagement. *Promote neighborhood clean-ups, murals, zoning enforcement and other CPTED activities that promote neighborhood pride, safety, and sense of ownership.*

City Response 2022 - Coming out of Covid, the City really didn't have new development proposals to practice CPTED principles. Otherwise, the City makes a good effort at providing evening security-focused lighting where needed. Additionally, the City encourages and participates in the Tri-Cities Recycling Program's annual neighborhood clean-up days and is also regularly engaged with zoning enforcement regarding vehicles parked on lawns, or being lived out of in residential neighborhoods.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-4.3 Built Environment and Health. Promote an understanding of the connections between the built environment and the on-going health challenges in Gonzales and Monterey County.

- Implementing Action HW-4.3.1 – Safe and Attractive Built Environments. *Encourage built environments that promote physical activity, and access to healthy foods while reducing pollution, and safety hazards by:*
    - *✓ Promoting the use of tools such as Health Impact Assessments, Development Application Health Checklist, or other tools deemed effective at evaluating impacts of development on the public's health.*
    - *✓ Support the redevelopment, renovation and beautification of community destinations and public spaces. Consider improvement to visibility and safety hazards for foot traffic.*
    - Implementing Action HW-4.3.2 – Built Environment Assessment Tool. *Consider the utilization of the Built Environment Assessment Tool and Manual as a survey and project exploration tool to ensure best possible community outcomes.*

City Response for 2022 – A Community Health Impact Assessment was commissioned in 2020 and completed by the Health Department.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

5. Enhance Government and Community Relations

- Goal HW-5: Proactive in the enhancement of government and community relations to enhance the quality of life for all Gonzales residents.

Policies

Policy HW-5.1 Improved Communications. *Support the development of an ongoing effective communication strategy to help inform the public about upcoming events, and community engagement opportunities.*

- Implementing Action HW-5.1.1 – Sharing Information**.** *Utilize and deploy various communication mediums (social media, newsletters, website, etc.) to inform the community of upcoming events, civic opportunities, and as a way of receiving feedback, and connecting to the public.*

- Implementing Action HW-5.1.2 – Public Engagement**.** *Develop and explore ways to effectively and authentically engage the public in community planning processes, policy development and other opportunities.*

  City Response for 2022 – The city will soon be upgrading our computer servers, as well as the supporting software for our webpage and Facebook accounts. It is our intention, through the internet and appropriately timed and crafted press releases, to share information with the community on upcoming events, civic opportunities, etc.

  At present, the Community Development Department is hosting a bilingual on-line community survey regarding Housing Needs Assessments as we prepare our updated Housing Element. These surveys have also been presented in paper form at recent civic events such as the Dia Le Los Ninos and 4th of July Celebration.

  City Response for 2023, 2024, 2025: Monthly, City administrative staff present Department Reports at City Council Meetings discussing the activities and accomplishments of the previous month. In this way and others, the City is regularly pro-active in sharing information and public engagement.

Policy HW-5.2 Police Engagement. *Encourage and support the Police Departments' community outreach, and safety education efforts to promote active, safe, and welcoming public spaces for all.*

- Implementing Action HW-5.2.1 – Community Conversations. *Provide community adult residents and youth the opportunity to engage in developing positive relationships with law enforcement through programs like the Police Explorer program and community conversations around safety, violence prevention and crime reduction.*

- Implementing Action HW-5.2.2 – Community Conflict Prevention Initiatives. *Support the cultivation of a partnership between the Gonzales Unified School District (GUSD) and the Gonzales Police Department to promote community development and civic engagement initiatives and opportunities that can help resolve youth conflicts before they become greater community concerns.*

  City Response for 2022 - The City of Gonzales Police Department has a robust Police Explorer Program that is a career-oriented program that provides youth the opportunity to explore a career in law enforcement by working side by side with law enforcement Officials while volunteering in their community.

  The Gonzales Unified School District and Police Department collaborate and share funding for a Community Resource Officer, stationed at the Gonzales High School. The Gonzales School Resource Officer provides valuable resources to school staff members, fostering positive relationships with youth, developing strategies to resolve problems

affecting youth, and protecting all students, so that they can reach their fullest potentials.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-5.3 Community Policing. Support approaches and policies that integrate violence prevention and crime reduction with public health and community policing.

- Implementing Action HW-5.3.1 – Safety through Community Partnerships. *Support and encourage law enforcement's adoption of community policing strategies that are neighborhood-based and engage residents and youth in the improvement of safety, and crime reduction.*
- Implementing Action HW-5.3.2 – Neighborhood and Business Watch Programs. *Support and promote the development of neighborhood and business watch programs aimed at empowering neighbors and business owners to watch for and report any suspicious behavior.*

City Response for 2022 – The Police Department is active in their outreach and programming with the community. From conducting tours of the department facility, safety presentations at local schools, to daytime and evening foot patrols of commercial areas and neighborhoods, the Gonzales Police Department is actively integrating violence prevention, crime reduction techniques and embellishing the public health through their community policing efforts. Additional activities include, "Coffee with a Cop," a regular and engaged presence for National Night Out and offering citizens to request a police "House Watch" when away from home for an extended period of time.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-5.4 Community Capacity Building. Enlist and strengthen the community's capacity to participate in local planning, governmental affairs, and policy decision-making to advance health equity.

- Implementing Action HW-5.4.1 – Civic Engagement and Education Opportunities. *Support public engagement by offering and encouraging learning opportunities through new and established partnerships with the school district, higher learning institutions, the County of Monterey, non-profit organizations and for-profit entities.*
- Implementing Action HW-5.4.2 – Capacity Building and Networking. *Invest in the human capital by tapping into local expertise, lived experience, and other local community resources and assets by creating a space where people can come together to share knowledge, build trust, and connect with one another.*

- Implementing Action HW-5.4.3 – Arts and Culture. *Utilize and promote arts and culture as a means of engaging community residents and building community capacity.*

City Response for 2022 – The City continues its commitment to pursue these Civic Engagements, Community Capacity networks and culture building. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

6. Improve Safety and Promote Community Health Through Partnerships

- Goal HW-6: Proactive in improving safety and promoting community health through partnerships to enhance the quality of life for all Gonzales residents.

Policies

Policy HW-6.1 Violence Prevention. Enhance the capacity of public, private and non-profit partners to conduct activities that increase economic opportunities, reduce gang activity, and reduce recidivism through initiatives linked to education, community empowerment, job training and civic engagement for residents with the greatest need and risk.

- Implementing Action HW-6.1.1 – Prevention Partnerships. *Encourage the development of partnerships between residents, community-based organizations, churches, businesses, schools and City departments to develop opportunities for meaningful participation of youth that improve community safety.*

- Implementing Action HW-6.1.2 – Safer Places. *Promote safety and security through code enforcement and the use of Crime Prevention through Environmental Design (CPTED) to provide adequate lighting, trim bushes and trees, remove graffiti, and support neighborhood watch groups.*

City Response for 2022 – Same as above responses for HW-5.2, 5.3, and 5.4. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-6.2 Community Profile. Encourage the distribution of countywide, citywide, and neighborhood-level health data and information to the public to promote and encourage neighborhood and community-level participation in health issues.

- Implementing Action HW-6.2.1 – Community Report. *Periodically commission a community profile/report to highlight community health issues and trends and find resolutions to common health concerns.*

- Implementing Action HW-6.2.2 – Public Health Approach. *Deploy a wraparound public health approach for prevalent community concerns. Consider the development of partnerships to address concern(s) and seek out services designed to address need.*

> *City Response for 2022 – A Health Assessment was commissioned in 2019 and completed by the Health Department.*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-6.3 Partnership Development. Encourage the development of partnerships to enhance community opportunities.

- Implementing Action HW-6.3.1 – Non-traditional Partnerships. *Encourage non-traditional partnerships among entities and institutions including local governments, non-profits and businesses to promote art, health and well-being, cultural programs, foster community identity, and enhance neighborhood pride.*
- Implementing Action HW-6.3.2 – Joint Use. *Explore ways of utilizing existing public facilities (such as schools, community rooms, libraries, etc.) for public use and activities like child care, sports programing, etc. and advocate for the inclusion of early learning and youth-friendly spaces in both the planning of new facilities and in the expansion of existing facilities.*

> *City Response for 2022 – The City continues to seek these partnerships and opportunities.*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-6.4 Drug, Alcohol, and Tobacco-Use Prevention. Develop partnerships with local agencies to aid in the reduction of tobacco, drug, and alcohol use. Collaborate in offering prevention education classes and opportunities for all ages to learn about potential hazards, especially underage youth.

- Implementing Action HW-6.4.1 – Regulation. *Regulate smoke/tobacco and cannabis-related businesses as well as alcohol permits to mitigate unintended consequences. Establish specific and appropriate radius requirements to protect sensitive receptors (public places, parks, schools, and community gathering places, day care centers, head start and preschool facilities and senior residences).*
- Implementing Action HW-6.4.2 – Assess Community Need. *Regularly assess the need for and offer educational programs that educate youth and community about the related health impacts of the use of tobacco, alcohol, cannabis and other drug products.*

- Implementing Action HW-6.4.3 – Protection of Vulnerable Populations. *Craft policies and ordinances that protect vulnerable populations such as children and seniors from harmful effects of exposure to second-hand smoke, drugs and alcohol.*

  City Response for 2022 – The City has adopted ordinances regarding both cannabis and tobacco distribution. Chapter 4.70 of the City Code addresses Tobacco Licensing. The City also prohibits Medical Marijuana dispensaries and has not engaged adult recreation cannabis distribution or processing within City limits.

  City Response for 2023, 2024, 2025: On June 16, 2025, the City Council adopted Ordinance #2025-150 to: (1) ensure compliance with business standards and practices of the City; (2) to encourage responsible retailing of tobacco; (3) to limit the sale of tobacco products to those with the taste or aroma of tobacco, or no taste or aroma at all; and (4) to discourage violations of tobacco-related laws, but not to expand or reduce the degree to which the acts regulated by federal or state law are criminally proscribed or otherwise regulated."

7. Prevention through the Built Environment

- Goal HW-7: Proactive in prevention through the built environment to enhance the quality of life for all Gonzales residents.

Policies

Policy HW-7.1 Child and Youth-Friendly Construction Through collaborations, City policies and guidelines encourage the inclusion of child-friendly spaces in new residential, and non-residential developments.

- Implementing Action HW-7.1.1 – Child Care and Play Facilities. *Coordinate with developers of large-scale residential projects to include child care and play facilities as part of their development projects (play areas, parks, etc.).*

- Implementing Action HW-7.1.2 – Growth and Expansion. *Promote the inclusion of preschools in residential neighborhoods and expansion of early learning facilities as part of mixed-use neighborhoods.*

  City Response for 2022 – The City will continue to promote the inclusion of preschools in residential neighborhoods and expansion of early learning facilities as part of mixed-use neighborhoods. These conversations continue with our Specific Plan interests as well.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-7.2 Library Services. Provide adequate library facilities to meet the diverse educational and informational needs of all residents and showcase libraries as a point of pride for the City.

- Implementing Action HW-7.2.1 – Service Expansion. *Through joint-use opportunities and other creative ways, expand access to library services and learning material. Consider non-traditional partnerships and methods that help to provide a further reach into the community.*
- Implementing Action HW-7.2.2 – Culturally Diverse Services. *Ensure public facilities carry a wide variety of learning material that is culturally diverse and is offered in a variety of languages and literacy levels.*

City Response for 2022 – In the City's programming for the new Community Center currently in the design and bidding processes, that City will build a space for library services, and the City and Monterey County Library system are in conversation and cooperative engagements, including partial funding. ***City Response for 2023, 2024, 2025: With the dedication and opening of the Denis and Janice Caprera Community Center In Gonzales in January of 2026, came the opening of the relocated Monterey County Library branch in Gonzales. The Community Center and Library and Teen Center are certainly a point of pride for the City.***

8. Safe, Convenient Access To Healthy Foods For All Residents

- Goal HW-8: Safe, convenient access to a healthy food for all residents

Policies

Policy HW-8.1 Healthy Food for All. Ensure that all Gonzales residents have access to healthy and affordable foods.

- Implementing Action HW-8.1.1 – Healthy Food Access. *Strive to ensure that all residents are within a short walking distance of sources of fresh and healthy foods (e.g., grocery stores, health corner stores, farmer's markets, and community gardens).*
- Implementing Action HW-8.1.2 – Healthy Eating and Food Literacy. *Support and promote healthy food options, nutrition education, and food literacy through local government services, health care organizations, non-profits, faith-based organizations, and private sector businesses.*
- Implementing Action HW-8.1.3 – Food Assistance Program Enrollment. *Increase resident participation in federal food programs. Make application and enrollment support available through City facilities and services. Federal programs include food stamps, WIC, and school lunch programs.*

- Implementing Action HW-8.1.4 – Integration with Planning. *Integrate sustainable food system issues, and where practical, quantitative goals and metrics, into planning processes, including the City's General Plan, neighborhood plans, and other strategic and functional plans.*

  City Response for 2022 – During COVID, we supported numerous food distributions, and there are still some ongoing through the Salvation Army and local churches. The City also conducted food demonstrations through our Community Health Worker Program in partnership with the School District and Blue Zones.

  City Response for 2023, 2024, 2025: The City continues to encourage and participate in these programs as available.

Policy HW-8.2 Fresh Foods in Neighborhoods. Promote opportunities to obtain fresh foods in neighborhoods by encouraging the development of community gardens, fresh produce stands, farmer markets, mobile food vendors, and small businesses such as vegetable and fruit markets, butcher shops, and grocery markets.

- Implementing Action HW-8.2.1 – Barrier Reduction. *Review and revise, when necessary, City regulations to provide a hospitable regulatory environment for: local foods operations including farmers' markets; home, community, and school gardens; restaurants; on-site and industrial composting; and year-round food production, processing, aggregation, and distribution efforts; as well as mobile food vendors. Consider license criteria and include flexibility to adjust to new business models that attract a wide range of local consumers.*

- Implementing Action HW-8.2.2 – Healthy Food Venues. *Work to reduce food deserts by attracting and retaining high quality grocery stores and other healthy food purveyors (full-service grocery stores, farmer's markets, fruit and vegetable markets, and convenience stores, corner stores, or mobile food vendors).*

- Implementing Action HW-8.2.3 – Assess Sites for Urban Agriculture. *Identify and inventory potential community garden sites on existing parks, public easements, right-of-ways, and schoolyards, and develop a program to establish community gardens in appropriate locations. Prioritize neighborhoods underserved by healthy food sources.*

- Implementing Action HW-8.2.4 – Community Gardens. *Support the development of community gardens embedded within neighborhoods. Work with residents to monitor their upkeep and ensure cleanliness. Establish guidelines and protocols for their lifespan. Overcome barriers created by zoning, irrigation issues and liability insurance in relationship to use of vacant land, equipment, and volunteers for local food production and distribution.*

  City Response for 2022 - The City continues to seek these partnerships and opportunities. Additionally, Community Development staff anticipates contacting several

local cities in Monterey County to glean their experience and lessons learned as we increase our efforts to establish urban agriculture, and community gardens and a regular Farmers' Market.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-8.3 Farmer's Market. Develop partnerships to help bring a sustainable farmer's market to the community that offers healthy and affordable foods.

- Implementing Action HW-8.3.1 – Farmer's Market Locations. *Identify potential farmer's market sites on public property, including parks, schools, and other institutions; on private property, including clinics and commercial centers; and, where feasible, on streets using temporary street closures. Work with potential partners to develop an ongoing community farmer's market(s).*
- Implementing Action HW-8.3.2 – Permits. *Coordinate permit process for a local farmer's market that offers healthy and affordable food options.*

City Response for 2022 - The City continues to seek these partnerships and opportunities. Additionally, Community Development staff anticipates contacting several local cities in Monterey County to glean their experience and lessons learned as we increase our efforts to establish urban agriculture, and community gardens and a regular Farmers' Market.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

9. Healthy Eating Messages, Choices and Encouragement of Healthy Behaviors

- Goal HW-9: Safe, convenient access to a greater range of healthy and affordable food options for all residents through healthy eating messages, choices and encouragement

Policies

Policy HW-9.1 Health Promotion. Promote health and raise awareness about chronic disease prevention and the importance of healthy lifestyles.

- Implementing Action HW-9.1.1 – Signage. *Promote health by posting health-related information and health awareness signs around town and in public and open spaces like public facilities and bus stops.*
- Implementing Action HW-9.1.2 – Awareness Partnerships. *Actively seek and promote private and public partnerships to disseminate wellness and safety messages. (e.g., MST, TAMC).*

- Implementing Action HW-9.1.3 – Health and Wellness Classes. *Partner with local organizations to offer workshops on health topics such as diabetes, nutrition, disaster preparedness, healthy eating, and cooking.*

  City Response for 2022 - Through a collaboration with the Blue Zones Project, we partnered up with multiple local organizations to host a Community Health Fair and showcased the movie "El Susto" , a documentary that discusses the accessibility of sugary sodas and Type 2 diabetes being the leading cause of death. Some of the Local Organizations included: Salinas Valley Health Mobile Clinic, Taylor Farms, Gonzales Fire Department, and Brighter Beginnings.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-9.2 Healthy Nutrition through Partnerships. Promote and support nutrition and access to healthy foods through public and private partnerships, including with the local agricultural industry and school districts, to offer a variety of healthy and affordable foods through locally grown produce.

- Implementing Action HW-9.2.1 – Collaboration. *Establish effective collaborations with healthy food vendors to support the coordination of practices, education, and policies intended to help increase access to affordable healthy foods and beverages. Consider community benefit opportunities that may come in the form of advancing and/or supporting community services such as schools/after school programs, child care centers, churches, non-profits, and community-based organizations.*

- Implementing Action HW-9.2.2 – Nutrition Network. *Work with local agriculture companies and community entities to create a nutrition network that can support low cost nutrition programming such as salad bars in the schools, the recreation center, child care centers, and during city and school sponsored events.*

- Implementing Action HW-9.2.3 – Healthy Foods Promotion. *Work with local entities such as schools, employers, and other community establishments to support a culture of healthy food consumption. Consider the development of a recognition program to recognize those entities that develop policies or contribute to their employee's health and well-being by offering healthy food options and encouraging healthy food consumption.*

  City Response for 2022 - With the help of our Community Health Workers and the partnership with the Blue Zones Project, we were able to conduct a series of Healthy Cooking Demonstrations for parents and their children which encourages, both, healthy eating habits.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-9.3 Sustainable Agriculture. Attract and retain food systems that can bring in both access and revenue into the community.

- Implementing Action HW-9.3.1 – Thriving Agriculture System. *Promote programs and strategies, especially cooperative solutions that create better living conditions for farm laborers, including improved labor housing, living wages, affordable healthcare, and human services for workers and their families to continue benefiting from a thriving, local agriculture industry.*

  City Response for 2022 – In 2022, the Rianda Family Trust approached the City with a proposal to construct a new agricultural cooler packaging plant adjacent to the City limits on Gloria Road and eventually to be annexed to the City. The City has processed and pre-approved the project prior to LAFCo action on incorporation approximately early 2023. The plant will accommodate approximately 3 shifts of 150-250 persons providing employment opportunities.

  City Response for 2023, 2024, 2025: The cooler project was approved and the new land areas annexed in August of 2024. While the cooler project has not yet been constructed, the permit is to be renewed, keeping the entitlements active. The City fully and continuously pursues ways to support the agricultural businesses and worker communities here.

Policy HW-9.4 Healthy Food Standards. Promote healthy food and beverage standards, and procurement policies that aid in community health and wellness.

- Implementing Action HW-9.4.1 – Healthy Foods Criteria. *Work with partners such as the school district and the Monterey County Health Department, among others to develop healthy food criteria to be applied during City and Government sponsored events and to vending machine beverages and snacks sold on City-owned property.*
- Implementing Action HW-9.4.2 – Nutritional Services. *Support the development and implementation of nutritional services and health and wellness policies across community sectors.*
- Implementing Action HW-9.4.3 – Scholastic Partnerships. *Support the Gonzales Unified School District in the development and implementation of health and wellness policies and initiatives.*

  City Response for 2022 - The City continues to seek these partnerships and opportunities.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

10. Celebrate Healthy and Affordable Food Options

- Goal HW-9: Celebrate healthy and affordable food options for all residents.

Policies

Policy HW-10.1 Foods Festivals. Promote and support the creation and continuation of yearly events, festivals, and contests that publicize and celebrate local food products.

- Implementing Action HW-10.1.1 – Foods Festivals Partnerships. *Partner with local groups, agencies, and organizations to celebrate local food options through food festivals and other events.*
- Implementing Action HW-10.1.2 – Healthy Access Committee. *Work to establish a committee of volunteers that can help lead the planning and implementation of local food celebrations/events.*

City Response for 2022 - The City continues to seek these partnerships and opportunities. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

11. Develop Partnerships to Expand Opportunities

- Goal HW-11: Develop partnerships to expand opportunities, improve economic conditions, and reduce poverty.

Policies

Policy HW-11.1 Workforce Development. Support and expand employment and job training opportunities for residents to enter the workforce so that new and existing industries have access to a local, work-ready, and talented workforce.

- Implementing Action HW-11.1.1 – Employment Development. *Develop strategies for populations that face barriers to employment including youth, agricultural workers, formerly incarcerated, and those with limited English proficiency.*
- Implementing Action HW-11.1.2 – Varied Career Paths. *Emphasize technical and varied career paths within job development and local training opportunities. Encourage on-the-job training that supports skill development and career advancement.*
- Implementing Action HW-11.1.3 – Career Pathways. *Promote efforts of local schools, colleges, trade schools, and non-profit organizations to promote career pathway alternatives to traditional higher education.*

City Response for 2022 - The City constantly hosts Interns and the Summer GYC Fellowship in addition to other opportunities for workforce development. The City Council semi-regularly has joint sessions with the Gonzales Unified School District (GUSD), and City staff have participated in career days and mock interviews to provide insight and mentorship to our youth. The GUSD is making great strides in bringing college level curriculum and opportunities to high school students.

City Response for 2023, 2024, 2025: The Community Development Department and Recreation Department continue to mentor interns from our local college(s).

Policy HW-11.2 Skill Enhancement. Promote expansion of academic and job skills-based educational opportunities for older adults, non-English speakers, formerly incarcerated, low-income individuals, and veterans.

- Implementing Action HW-11.2.1 – Public/Private Partnerships. *Encourage expansion of public and private partnerships and philanthropic initiatives to provide jobs, training, and internships for youth and young adults.*
- Implementing Action HW-11.2.2 – Financial Literacy. *Promote financial stability and household resilience through programs and private/public collaborations that foster financial literacy in youth and adults, including budgeting, health coverage, savings, life insurance and emergency funds.*

City Response for 2022 - The City continues to seek these partnerships and opportunities for skill enhancement and financial literacy.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

12. Diverse Business Opportunities that Support Diverse Job Creation

- Goal HW-12: Diverse business opportunities that support diverse job creation to expand opportunities, improve economic conditions, and reduce poverty.

Policies

Policy HW-12.1 Healthy Businesses. Encourage the opening of stores and industries that foster long-term economic growth, are socially conscious, and support community health by offering a healthy living wage.

- Implementing Action HW-12.1.1 – Business Recognition Program. *Through a recognition program, support businesses and industry leaders that offer healthy living-wages, positive working conditions, benefits and paid sick leave.*

- Implementing Action 12.1.2 – Business Loan Program. *Give priority for business loan grants to businesses that provide a living wage to their employees.*

City Response for 2022 - The City continues to seek these partnerships and opportunities for Healthy Businesses. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-12.2 Small Business Support. Support and promote the development and retention of small businesses by providing education, technical assistance and financial support including access to capital and microfinance loans.

- Implementing Action HW-12.2.1 – Promote Local Shops. *Implement a "Support Small Business" strategy that recognizes specific day(s) as the day(s) to shop at local small businesses.*
- Implementing Action HW-12.2.2 – Community Supported Businesses. *Build a motivational communications strategy around local purchasing and work with local businesses to grow community enthusiasm. Use signage on windows and other means to create positive momentum, promote businesses, and encourage foot traffic.*
- Implementing Action HW-12.2.3 – Entrepreneurship. *Promote business creation, retention, and entrepreneurship by providing education, technical assistance, and financial support to local businesses, including access to capital and microfinance loans.*
- Implementation Action HW-12.2.4 – Licensed Child Care Providers. *Work with local institutions of higher education and the Child Care Resource & Referral agency to coordinate and expand professional development pathways for residents to become licensed child care providers and contribute to their upward mobility.*

City Response for 2022 - The City continues to seek these partnerships and opportunities for Small Business Support, including working with local institutions to increase the supply of licensed child care providers. The City has retained since 2005 Angel Johnstone for marketing, underwriting and servicing and project administration for business support in the community, including CDBG Administration which includes Training, Employment and Contracting Opportunities for Business and lower- income persons. ***City Response for 2023, 2024, 2025: The City has embarked on a program to support and market local businesses that maintain business licenses with the City. We are interviewing and filming local businesses to make 90 second video commercial spots that can be loaded to social media. No charge to the businesses and our labor support comes from paid internships through Hartnell College.***

Policy HW-12.3 Job Creation. Attract and retain a diverse mix of businesses and industries that can provide jobs for residents of all skills and education levels.

- Implementing Action HW-12.3.1 – Training Programs. *Partner with educational, civic, labor, and business institutions to provide job training programs that enable the unemployed, under-employed, or economically or socially disadvantaged residents to enter or move up in the labor force. Connect local businesses with educational institutions and organizations that offer training, recruitment programs and services to support and increase employment opportunities and compete in the regional economy.*

- Implementing Action HW-12.3.2 – Job Growth and Development. *Support widespread access to diverse employment opportunities and increase job growth, particularly jobs that provide a living wage and healthcare benefits, by working with local businesses to advertise, promote and offer job training and employment opportunities to local residents through City website, media channels, and other means.*

  City Response for 2022 - The City continues to seek these partnerships and support opportunities for Job Creation.

  City Response for 2023, 2024, 2025: A particular challenge that has come to Gonzales here in the end of 2025 and beginning of 2026 is the closing of the Constellation / Gonzales Winery Site. $20 million land value, $60 Million price tag. As of July 1, 2026, only a few employees will remain on property: A groundskeeper, a handy person and gate/entrance guard, to check locks and lights. City staff continues to assist Kushman Wakefield, and the property/business owners, the Wine Group in getting the word out to attract a new value-added manufacturing / beverage business to the location. A secondary strategy will be to redevelop and lease the park into more of a destination attraction site and "unique" business park. Potentially a boutique hotel, touring car oriented businesses, wine and hospitality and adult recreation, such as golfing simulations, indoor skydiving, and historic nostalgic activities. Have a water feature, have a building with a roof-top party deck and unmistakable view of the Santa Lucia Mountains and down-range of the valley.

Policy HW-12.4 Sustainable Agricultural Economy. Support job sourcing through the local agriculture industry and encourage economic self-sufficiency through the attainment of living-wage jobs.

- Implementing Action HW-12.4.1 – Job Sourcing. *Partner with the agricultural industry to identify available jobs and skills required to inform the public about opportunities, promote job mobility and advancement, and to attract new generations of agricultural workers who possess skills needed to respond to the changing industry environment.*

- Implementing Action HW-12.4.2 – Social Responsibility. *Encourage businesses and industries to hire locally, when possible; participate in civic life; and play a positive role in the community.*

City response for 2022 - The City continues to seek these partnerships and support opportunities for a Sustainable Agricultural Economy. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

13. Sustainable Practices

- Goal HW-13: Incorporate sustainable practices in everyday operations and activities.

Policies

Policy HW-13.1 Volunteerism. Support community in developing neighborhood watch programs, park clubs, and other resident-led volunteer activities.

- Implementing Action HW-13.1.1 – Friends of the Park Volunteer Club. *Create a Friend's of the Park Club to protect historic/cherished parks, natural resources, and landmarks.*
- Implementing Action HW-13.1.2 – Community Volunteers. *Offer meaningful opportunities for the public to take a leadership role in creating healthier and more beautiful spaces in their community (e.g., park clean-ups, etc.).*

City Response for 2022 - The City continues to seek these partnerships and support opportunities for Volunteerism. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-13.2 Renewable Energy. Support projects that implement measures contained in the *Gonzales Climate Action Plan* that promote the generation, transmission, and use of a range of renewable energy sources such as solar, wind power, and waste energy to meet current and future demand, and encourage new development and redevelopment projects to generate a portion of their energy needs through renewable sources.

- Implementing Action HW-13.2.1 – Gonzales Grows Green (G3). *Continue commitment to the Gonzales Grows Green (G3) Economic Sustainability Program. Consider the formation of new partnerships and support innovations that prepare the City for future needs.*
- Implementing Action HW-13.2.3 – Environmentally Friendly. *Encourage existing businesses and industries to become increasingly environmentally progressive and continue making positive contributions to the community.*

- Implementing Action HW-13.2.4 – Emission Reduction. *Work with organizations to encourage walkable communities and minimize the use of vehicles that produce harmful CO2 emissions.*

  City Response for 2022 - The City continues in its commitment to Grow Green. The City of Gonzales has committed to being a Sustainable Community. A "sustainable community" is one whose prospects for long-term health are good. Its residents and businesses do not deplete the resources that they depend on faster than those resources can be replenished.

  The G3 mindset includes:

  - *Respect for basic rights and the recognition of basic responsibilities*
  - *Living within ecological carrying capacity*
  - *Equal opportunities for individual development*
  - *A diverse economic base*
  - *A vibrant democracy with informed and involved residents*
  - *The protection of natural diversity*
  - *Improving the standard of living*
  - *Maximizing the use of people's abilities*
  - *Minimizing the use of natural resources*

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-13.3 Waste Reduction. Encourage and promote practices that recycle solid waste for reuse and ensure hazardous materials do not populate or integrate into the waste stream.

- Implementing Action HW-13.3.2 – Messaging. *Work to coordinate programs and messages about recycling that include outreach and education efforts.*

  City Response for 2022 - The City continues to seek these partnerships and support opportunities with Tri-Cities Disposal and Recycling Service, Inc. Additionally, October is when an annual City clean up and disposal event is scheduled that collects solid wastes and hazardous materials.

  Through a Partnership with Tri-Cities we were able to offer Composting Bins to all community members in order to preserve a valuable resource that can be re-used to harvest crops.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-13.4 Green Industries. Promote and encourage new, clean and green industries that provide well-paying jobs, generate revenue, and create other community and environmental benefits.

- Implementing Action HW-13.4.2 – Conservation and Increase of Tree Resources. *Actively preserve and increase the tree resources available for the enjoyment and health benefits of current and future Gonzales residents. Use zoning and building requirements to ensure that new City developments feature an abundance of trees.*
- Implementing Action HW-13.4.3 – Regulation Compliance. *Together with regulatory agencies, actively work with local industries to ensure compliance with all applicable environmental regulations to limit pollution and protect the community from environmental hazards.*

City Response for 2022 - The City continues to seek these partnerships with green industries to and support opportunities for conservation and increasing tree resources.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

14. Maximize Use of Green and Open Spaces

- Goal HW-14: Maximize use of green and open spaces in everyday operations and activities.

Policies

Policy HW-14.1 Increase Access. Increase access to a variety of local recreational facilities, and green spaces.

- Implementing Action HW-14.1.1 – Sitting Areas. *Provide adequate sitting areas at parks and other public places to promote public use of natural and open spaces.*
- Implementing Action HW-14.1.2 – Preservation and Restoration. *Support projects that contribute to the preservation and restoration of the slough/wetland area among other natural resources in Gonzales and make them available for public use.*
- Implementing Action HW-14.1.3 – Creeks and Rivers. *Support projects that help maintain the integrity of creeks and wetlands to protect existing open space, agricultural lands, and parks.*

City Response 2022- Central Park and others are well maintained and include such amenities described in these implementing actions. The city has considered opening the restricted access to the Gonzales slough that traverses town to potentially include a "green" walking trail, yet Covid and other civic priorities have pushed continued efforts to the future. The City is presently contemplating the removal of public trees that have died (to be replaced with new greenery).

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-14.2 Attractive City. Invest in City beautification projects to encourage outdoor activity, contribute to community connectedness, and improve wellness.

- Implementing Action HW-14.2.1 – Green Spaces. *Plan green, accessible spaces near buildings for increased mental well-being, improved cognition, reduced stress, and better healing.*
- Implementing Action HW-14.2.2 – City Beatification. *Work to beautify public environments by providing strategically placed garbage and recycling receptacles, public art, interactive activities, lights, and urban greenery such as tree canopies and landscaping.*

City Response for 2022 - The City continues to seek beautification projects and to support green spaces.

City Response for 2023, 2024, 2025: In 2025, the City commissioned and executed a public art mural in the downtown area across from the Post Office. Following that inspiration, a business commissioned another mural for an exterior building wall that speaks to strong cultural ties among our citizens and lands.

15. Access to Healthcare Services for All

- Goal HW-15: Access to healthcare services for all residents

Policies

Policy HW-15.1 Health for All. Through partnership with healthcare providers and partners such as the local clinics, private healthcare institutions and the County, foster the overall health and wellbeing of residents, particularly the most vulnerable.

- Implementing Action HW-15.1.1 – Primary Care Access. *Consider supporting things like free health screenings, free vaccine clinics, free health fairs, and the distribution of health-related materials that promote primary care.*

- Implementing Action HW-15.1.2 – Healthy Community. *Promote services that enable residents to meet their health care needs without having to leave town. Consider developing partnerships with health care providers and those that offer mobile or virtual health and oral clinics. Assess the impact of strategies like community health days, where the City encourages physical activity and health screenings, free of cost or at a minimal fee.*

- Implementing Action HW-15.1.3 – Mental Health Services. *Support the expansion of access to mental health services through partnerships with Monterey County Behavioral Health and other mental health service providers. Consider joint-use policies of City-owned spaces to ease delivery of service.*

- Implementing Action HW-15.1.4 – Public Health Collaborations. *Collaborate with public agencies and nonprofits, among others to monitor the health and well-being of the residents of Gonzales on a basis deemed appropriate.*

City Response for 2022 –

15.1.1 The City of Gonzales did a lot of this work during COVID. We supported the expansion of the Gonzales Medical Group by providing a facility, at low cost, with more square footage for the clinic so that they could provide more services and access to care for our most vulnerable community members.

15.1.2 We built partnerships with the Hartnell Nursing Program, our Gonzales Pharmacy, Monterey County Health Department and the Visting Nurses Association among others to be able to offer COVID-19 vaccine and testing clinics in the community during COVID.

We also partnered with the Gonzales School District and Blue Zones to provide healthy food demonstrations through our community health worker program. These demonstrations included the entire family unit.

15.1.3 The city in 2020 partnered with the school district to fund an additional LCSW position for the district. Mental Health has been an issue that the Gonzales Youth Council has also taken on. They conducted a study on it and deployed strategies to address mental health. The Community Health Workers also addressed mental health in their connections with community by sharing resources and connecting individuals with counseling organizations.

15.1.4 The City worked diligently throughout the COVID-19 pandemic, actively participating in vaccine distribution, conducting city-wide testing, and distributing thousands of informative flyers and brochures covering a range of vital health subjects.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-15.2 Preventative Programming. Provide access to preventative programming, services, and education through partnerships with non-profits, County programs, local jurisdictions, and schools to support resident health.

- Implementing Action HW-15.2.1 – Health and Wellness Education. *Support access to health and wellness education through partnerships with local, regional agencies, and other organizations.*
- Implementing Action HW-15.2.2 – Access. *Ensure access to a wide range of health care and mental health facilities that are transit accessible and pedestrian friendly.*

> *City Response for 2022 – The language/strategies mentioned above can effectively address both of these actions. The services were conveniently provided within the local community, easily accessible to residents who could simply walk to avail themselves of them.*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

16. City as a Health Leader

- Goal HW-16: City as a Health Leader

Policies

Policy HW-16.1 Health Equity. Promote awareness and recognition of the role of the social determinants of health, and persistent health inequities. Assess and ensure the City's policies, programs, and services affecting community health promote fairness, equity, and justice.

- Implementing Action HW-16.1.1 – Vulnerable Populations. *Ensure that new policies, services and programs work to improve the lives of those most vulnerable to poor health outcomes, including persons living in poverty, older adults, children, persons with disabilities, people of color and immigrants.*
- Implementing Action HW-16.1.2 – Health and the Built Environment. *Promote and encourage community understanding of the connections between the built environment and the on-going community health challenges.*

> *City Response for 2022 – Same as above*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-16.2 HiAP Collaborations and Framework. Integrate a public health point of view into all City policies and implementation measures.

- Implementing Action HW-16.2.1 – Gonzales HiAP Taskforce. *Collaborate with regional governments to create a HiAP taskforce to disseminate health and wellness messaging, goals and guidelines across various sectors within the City. Support consensus building among the groups to adopt congruent policies, or to support their current health and wellness policies with the goal of increasing community wellness.*
- Implementing Action HW-16.2.2 – Policy Health Impact Assessments (HIA's). *Consider the use of health impact assessments (HIA's) or similar tools to evaluate how policies, program/project activities, and new development projects may impact community health.*
- Implementing Action HW-16.2.3 – HiAP Implementation. *Directly and indirectly support and promote health and wellness initiatives, projects, policies, and programs that enhance community health outcomes.*

  City Response for 2022 – We have supported Blue Zones and a lot of other efforts to promote health and wellness including all the preventative work that was done during COVID with vaccines.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-16.3 Internal Capacity Development. Strengthen the City's internal capacity to support and implement health-related policies and programs. Partner with Monterey County Health Department, community-based organizations, foundations, and other regional agencies to build capacity among City staff, boards and commissions and elected officials with regard to health and its relationship to the design of the built environment.

- Implementing Action HW-16.3.1 – Health and Infrastructure. *Train staff and volunteers to understand the nexus between health and the built environment.*
- Implementing Action HW-16.3.2 – Equity Training. *Introduce health equity concepts into new staff training. Consider yearly staff training around the City's Health in All Policies work and connecting actions.*

  City Response for 2022 –

  16.3.1 – Directors received training on health equity practices and their nexus to housing by the County Civil Rights Office and the County Health Department in 2020

  16.3.2 – Directors were introduced to Health Equity training. See above

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-16.4 Healthy Employees. Encourage City staff and volunteers to be active in their health and wellbeing by facilitating their participation in health-related activities.

- Implementing Action HW-16.4.1 – Employee Wellness. *Support employee health by encouraging staff and City volunteers to engage in active lifestyles.*
- Implementing Action HW-16.4.2 – Support of Emergency Services. *Through partnerships with local health organizations work to offer yearly health screenings for emergency staff and volunteer firefighters.*

City Response for 2022 – The City acknowledges the importance of addressing this Policy and its associated actions. Recognizing the need to enhance the health and well-being of its employees and volunteers, the City is committed to actively working on these initiatives.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

17. Early Childhood Education Childcare Services

- Goal HW-17: Enhance educational attainment and employment readiness through early childhood education childcare services.

Policies

Policy HW-17.1 Affordable and Quality Preschool and Head Start. Support the development of affordable and accessible, quality early child care, preschools, and Head Start programs to increase and promote early learning.

- Implementing Action HW-17.1.1 – Cross-Agency Work. *Develop child-care facilities through collaborative work among multiple City and County agencies and initiatives (i.e., cradle to career initiatives), including Bright Beginnings, United Way, Bright Futures, Monterey County Child Care Planning Council, local child care providers, transportation, Recreation Department, neighborhood groups, Chamber of Commerce, etc.*
- Implementing Action HW-17.1.2 – City Child Care Subsidies. *Coordinate with early childhood education partners to develop a subsidy program to support access to local quality child care.*
- Implementing Action HW-17.1.3 – Recreation Support. *Develop playgroups that support all stages of child development. Utilize existing partnerships of cradle to career initiatives to determine best practices of early childhood education delivered in playgroup models and find ways to incorporate them into group settings.*
- Implementing Action HW-17.1.4 – Public Facility Use. *Intentionally use community space to partner with local agencies to host workshops for parents on building early literacy skills. Consider applying to First 5 Monterey County's sponsorship program for all community events, for books, Kits for New Parents, and for the use of the Wheelie Mobile.*

City Response for 2022 - The City continues to support cross-agency support to facilitate Affordable and Quality Preschool and Head Start programs.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-17.2 Child Care System. Through partnerships work to develop a comprehensive, affordable, high quality child care delivery system.

- Implementation Action HW-17.2.1 – Child Care Task Force. *Create a community-wide child care task force (or council) to study the development of child care programs, fill service gaps, increase program effectiveness, improve service accessibility, and maximize available resources.*
- Implementation Action HW-17.2.2 – Child Care Master Plan. *Create a joint public/private child care master plan that will coordinate a range of services for children and their families, in conjunction with local agencies, groups, and larger county initiatives.*
- Implementing Action HW-17.2.3 – Needs Assessment. *In collaboration with child care advocates prepare a child care nexus study to determine the extent of need for early childhood education programs within the community and expenses related to expansion of programs. Explore avenues to implement a systematic way to monitor and evaluate this on a periodic basis, developing mechanisms for gathering regular feedback from families on all aspects of programming and using those findings to inform ongoing improvements.*
- Implementing Action HW-17.2.4 – After-school and Summer Child Care. *Collaborate with the Gonzales Unified School District and local child care providers to expand afterschool and summer child care activities to support the working parents and guardians.*

City Response for 2022 - The City continues to support and welcome continuing engagement in support of an affordable, high quality child care delivery system.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-17.3 Mindful Child Care Facilities. Encourage strategically located child care to support workforce and livable communities.

- Implementation Action HW-17.3.1 – Provision of Child Care. *Encourage developers and larger commercial employers to support and/or provide child care.*
- Implementing Action HW-17.3.2 – Facility Development. *Streamline processing and permit regulations, to the extent possible, to promote and support the development of*

child care facilities and family child care homes. Review zoning regulations and remove barriers to home-based early childhood education facilities.

- Implementing Action HW-17.3.3 – Expansion of Learning Facilities. *Promote mixed-use permits that will allow for inclusion of preschools in residential neighborhoods and expansion of early learning facilities as part of the City's growth.*

City Response for 2022 - The City continues to support and welcome continuing engagement in support of child care delivery systems. When the City engages in rezoning soon to implement the 6th Cycle Housing Element, staff will be proposing to include preschools in residential neighborhoods and expansion of early learning facilities as part of the City's growth. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

18. Enrichment Programs

- Goal HW-18: Enhance educational attainment and employment readiness through enrichment programs.

Policies

Policy HW-18.1 Programming. Find ways to support and promote free or low-cost child and family enrichment programs, after-school supplemental education programs, and senior citizen friendly programing.

- Implementing Action HW-18.1.1 – Recreation Centers. *Encourage programming at recreational centers to serve all phases of life (e.g., children, families and senior citizens).*

- Implementing Action HW-18.1.2 – Family Strengthening. *Provide families with practical ways to support their children, which build on content covered and instructional practices used within the classroom; family engagement supports, including resources on social-emotional development, extending learning into the home, and successful transitions into and out of pre-K to ensure that all children gain foundational language, cognitive and social emotional skills, including students with special needs and children whose primary language is not English.*

- Implementing Action HW-18.1.3 – Family-Centric Messaging. *Incorporate family strengthening messaging into Gonzales Way social marketing campaign and all City sponsored events.*

- Implementing Action HW-18.1.4 – Year-Round Enrichment Programs. *Continue collaboration with GUSD and public/private partnerships to maintain and enhance existing extended learning opportunities through after-school enrichment programs,*

summer boost programs, school breaks, and weekends for all children, especially low to moderate income families and English language learners.

City Response for 2022 - The City of Gonzales offers year-round programming to community members of all ages some of the activities include Adult co-ed softball, Adult Basketball League, Youth Soccer, Youth T-ball and Water Aerobics amongst others.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

19. Adult Education and Skills Augmentation

- Goal HW-19: Enhance educational attainment and employment readiness through adult education and skills augmentation.

Policies

Policy HW-19.1 Capacity Development and Training Through partnerships and collaborations, support and facilitate the availability of training and skill development through school courses, colleges, trade schools, and other programs for adult learners within the city limits, when possible.

- Implementing Action HW-19.1.1 – Training. *Support a variety of career pathways and traditional higher education alternatives for adults to encourage and support local job opportunities for skill development and social advancement.*
- Implementing Action HW-19.1.2 – Adult Education and Skill Augmentation. *Promote the expansion of academic and skill-based training and educational opportunities for adults of all ages, non-native English speakers, low-income individuals, formerly incarcerated and veterans.*
- Implementation Action HW-19.1.3 – Licensed Childcare Providers. *Work with local institutions of higher education and the Child Care Resource & Referral Agency to coordinate and expand professional development pathways for residents to become licensed childcare providers.*

City Response for 2022 - The Gonzales Community Health Workers underwent multiple skill-based training, some of which were offered in languages besides English. These trainings granted them the opportunity to be able to: conduct COVID tests, process MediCal enrollment, teach cooking demos and much more all while collaborating with local organizations in the community.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

20. Growing Our Own

- Goal HW-20: Enhance youth leadership development and empowerment opportunities through growing our own.

Policies

Policy HW-20.1 Educational Opportunities. Work towards developing an education system that provides an opportunity for all residents by supporting early childhood education programs that equip all children with the foundation to become happy, healthy, and successful adults.

- Implementing Action HW-20.1.1 – Alignment of Opportunities. *Work to align educational opportunities with the Gonzales Way vision so that every child has the opportunity to be successful.*
- Implementing Action HW-20.1.2 – Information Campaign. *Promote significant benefits of quality early childhood education to community members, employers, businesses and developers through Gonzales Way social marketing campaigns.*

> *City Response for 2022 – The City continues to support enhanced youth leadership development and empowerment opportunities like the GYC and Internships.*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-20.2 Capacity Development. Support the leadership and capacity development of local youth.

- Implementing Action HW-20.2.1 – Youth 21st Century. *Invest in growing the Youth 21st Century Initiative. Commit to developing opportunities for youth engagement, leadership and capacity development. Strive to empower and support the Youth Advisors in their leadership role.*
- Implementing Action HW-20.2.2 – Leadership and Capacity Building. *Develop internship and volunteer opportunities that help increase human capital, optimize resources, and contribute to community health and economic opportunities for youth and young adults.*

> *City Response for 2022 - The City of Gonzales continues to support the Youth Summer Fellowship; the three-week course allows students to have immersions with government and school leaders to better understand the way both parties work together. This opportunity is some of the students' first glance at a formal work experience as this is a paid opportunity.*
>
> ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-20.3 Youth Programming. Expand programming for youth including before and after school care, sports and fitness, outdoor activity, excursions, and arts education.

- Implementing Action HW-20.3.1 – Affordable Recreation. *Through collaboration and partnerships seek opportunities to expand free and low-cost recreation programs for youth and teens, including before and after-school care, sports and fitness, outdoor activities and excursions and arts and culture education.*

- Implementing Action HW-20.3.2 – Arts and Culture. *Work towards developing a youth-friendly culture that allows for their engagement and participation in the arts, cultural activities, and in community service opportunities.*

  City Response for 2022 – While mainly programmed through the Gonzales Unified School District, the City continues to support Youth Programming.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-20.4 Youth Engagement. Develop infrastructures that support the increase of youth participation in community events and programming from planning to implementation.

- Implementing Action HW-20.4.1 – Youth Leaders. *Support youth engagement in community events such as voting, youth activities, adult education, senior activities and family-oriented programs.*

- Implementing Action HW-20.4.2 – Youth Voice. *Continue to expand the intentional inclusion of youth in advisory and decision-making capacities through initiatives like the Youth 21st Century initiative and the youth council and commissioners.*

  City Response for 2022 - The City of Gonzales continues to support the Gonzales Youth Council and their expansion on projects of interest such as the Mental Health Project which was a collaboration with Cal State Monterey Bay. Another project includes the Community Center but the Teen Innovation Center in particular and the collaboration they have done with the Design/ Construction Team in order to provide their input on the project.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

21. Family-Based Community Engagement Opportunities

- Goal HW-21: Foster community-wide, family-oriented social and emotional health and wellness services and support for all residents through family-based community engagement opportunities.

Policies

Policy HW-21.1 Programming. Actively pursue partnerships that help expand the capacity, increase access, and reduce the cost of summer and year-round programming, especially for new and low-income participants of all age groups and abilities.

- Implementing Action HW-21.1.1 – Safe Routes to Schools Program. *Support projects that help implement "Safe Routes to Schools" programs called for in the Circulation Element. Work with "Safe Routes to Schools" partners such as the GUSD, Monterey County Health Department, and nonprofit organizations to improve walking and biking access and safety to schools and after school programs. Explore opportunities to create "walking school bus" programs where parents and other responsible adults can share the responsibility of escorting children to and from school by foot or bicycle.*

- Implementing Action HW-21.1.2 – Open Streets. *Work with the community, non-profits, volunteers and Monterey County Health Department to institutionalize a local open streets event.*

  City Response for 2022 – The City continues to discuss the opportunity for open street events with partners and is continually seeking funding for it.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

Policy HW-21.2 Community Connections. Promote physical and social interactions among residents to foster a sense of connectivity, civic engagement, and the utilization of safe, well-lit parks, and open spaces.

- Implementing Action HW-21.2.1 – Outdoor Spaces. *Encourage and facilitate the use of outdoor dining/gathering spaces that promote mental and physical wellbeing.*

- Implementing Action HW-21.2.2 – Engaged Community. *Encourage the use of open spaces by hosting City sponsored events and activities that include community from the planning phase through implementation.*

- Implementing Action HW-21.2.3 – Joint-Use Agreements. *Support projects that provide access to City and non-City open spaces and recreational facilities through joint-use agreements for community activities and groups in existing and newly developed facilities.*

  City Response for 2022 – The City of Gonzales will continue to foster Community Connections as opportunities present themselves.

  City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

22. Develop Community Capacity

- Goal HW-22: Foster community-wide, family-oriented social and emotional health and wellness services and support for all residents through development of community capacity.

Policies

Policy HW-22.1 Building Community Capacity. Collaborate with nontraditional partners such as planning and public health, among other disciplines, as well as community residents to strengthen community capacity and collectively advance health equity.

- Implementing Action HW-22.1.1 – Community Grants. *Promote and utilize the Community Grants program to support community capacity development and well-being through civic engagement and community led projects that support and contribute to the betterment of the community.*

- Implementing Action HW-22.1.2 – Leadership Programs. *Support and facilitate the expansion of community leadership and community capacity building programs, such as Poder Popular, enLACE, etc.*

City Response for 2022 – The City of Gonzales will continue to foster Building Community Capacity as opportunities present themselves. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

Policy HW-22.2 Service. Support opportunities for youth and older adults to engage in community service and volunteerism that contributes to community health and improvement.

- Implementing Action HW-22.2.1 – Volunteerism. *Partner with schools, non-profits, higher education institutions, the County, senior programs and local employers to encourage volunteerism and engagement in community service.*

- Implementing Action HW-22.2.2 – Civic Engagement. *Support community health improvement programs/projects that support community well-being such as neighborhood beautification, civic engagement, safety and prevention, and others that support active living and healthy lifestyles.*

City Response for 2022 – The City of Gonzales always is in support of service and citizens working together to make for a better City and living environment. ***City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.***

1. **Housing Element APR reporting requirements – Each jurisdiction is required to report certain housing information in accordance with state housing law (refer to Government Code Sections 65400, 65583, and 65584) and HCD's housing element**

guidelines (see https://www.hcd.ca.gov/communitydevelopment/annual-progress-reports.shtml or email APR@hcd.ca.gov for more information).

City Response for 2022
Staff recently completed two outstanding Housing Element Annual Progress Reports (APRs) for the 2021 and 2022 reporting years, bringing the City of Gonzales current with the requirements for this reporting to the California Housing and Community Development Department. Too large to attach here, the reports can be reviewed on the City's Website at https://gonzalesca.gov/services/community-development/housing. Prior years' APRs may be requested through an email message or phone call to Taven M. Kinison Brown, Community Development Director. tkinisonbrown@ci.gonzales.ca.us 831-675-5000.

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

2. **The degree to which the General Plan complies with OPR's General Plan Guidelines, including environmental justice considerations, collaborative. planning with military lands and facilities, and with Native American tribes.**

City Response for 2022
The City of Gonzales General Plan, adopted in 2010, and added to in 2015 with the Housing Element 5th Cycle, and in 2018 with the addition of an optional Health and Wellness Element, does not presently have Environmental Justice considerations, nor collaborative Planning with military lands and facilities. The City did consult with Native American tribes with the 2018 GP update adding the Health and Wellness Element.

***City Response for 2023, 2024, 2025: The now-adopted 6th Cycle Housing Element** does not have Environmental Justice considerations, nor collaborative Planning with military lands and facilities. The City did consult with Native American tribes with the 2018 GP update adding the Health and Wellness Element, and the run-up to approval on the 6th Cycle Housing Element.*

3. **Priorities for land use decision-making that have been established by the local legislative body (e.g., the passage of moratoria or emergency ordinances).**

2023 Housing - To fulfill a growing housing need the City Council has prioritized Housing as one of the City's main goals for FY 23/24. This includes all levels of affordability.

Staff, under the Council's direction, are currently working on five strategies to address local housing needs.

- *Completion of the Housing Element - It is imperative that the City complete the 6th Cycle Housing Element in order to meet the state's requirement and be eligible for future funding.*
- *Accessory Dwelling Units (ADU) - Staff is working on getting preapproved ADU plans ready and make them accessible to the community for a low fee to encourage production of additional housing units.*

- *Vista Lucia Specific Plan - Staff and consultants are working to get the project through the city and LAFCo approval processes and working on getting the land annexed to accommodate the project. An Approved project will provide for 3,498 units of mixed design and density targeted at the spectrum of income levels prevalent in the community, and market rate as well. The Specific Plan has been designed as two complete 'villages" with associated commercial, institutional, and recreational components built in. A Draft EIR is expected for release in Winter of 2023.*
- *Development of the 138-acre, D'Arrigo property internal to the City Limits east of Hwy 101. Presently, the City is assisting a known national-level developer with their due diligence efforts to potentially purchase the property and provide new housing, and potentially a school site within the community.*
- *CHISPA – Senior Housing project on Alta Street. Staff continues to be ready to assist and encourage CHISPA to proceed to find funding sources and to lay out a development plan for City review and approval.*

City Response for 2023, 2024, 2025: The 6th Cycle Housing Element has been completed and adopted, four floor plans and four architectural styles of ADU's have been made available to the public, and the Vista Lucia Specific Plan was approved by the City Council on September 2, 2025. A LAFCo Annexation is still pending in 2026. Interest has waned for development of the 138-acre D'Arrigo property although staff continues to bring options and developers to the table. The Senior Housing project on Alta Street has stalled significantly with federal funding avenues drying up, complicating the competition for and availability of federal funds. Presently in 2026 the city has listed the property through the Surplus Land Act provisions of California, hoping to find another affordable housing interest to develop the property.

4. Goals, policies, objectives, standards, or other plan proposals that need to be added or were deleted, amended or otherwise adjusted.

City Response for 2022- Nothing more to add to the extensive response provided in Number 5 above (80+ pages).

City Response for 2023, 2024, 2025: No changes necessary to update the response from 2022, above.

a. Planning activities initiated – These may include but are not limited to, master plans, specific plans, master environmental assessments, annexation studies, and other studies or plans.

City Response 2022 – The City continues to process and support facilitation of the Vista Lucia Specific Plan Project that includes 748 acres and the potential for 3,498 new residential units, commercial areas, schools, parks and recreational amenities for the spectrum of all income groups presently in the community of Gonzales. A comprehensive environmental and fiscal evaluation is underway and continuing in the Sphere of Influence areas, including preparation

of a Draft EIR, Development Agreement, Fiscal Analysis, Water Supply Assessment, wastewater capital improvement project, Affordable Housing program and information campaign.

A second Specific Plan, the Puente Del Monte Specific Plan proposes an additional 2,200 to 2,600 residential units in the City's Sphere of Influence area, but the plan will need to be modified to account for the Agricultural Processing Plant Cooler described below that is within the original footprint and layout of the Puente Del Monte Specific Plan.

An additional annexation proposal is underway here in August of 2023 to provide for a 300,000+/- agricultural processing plant cooler that will provide three shifts of approximately 250 persons each. The City of Gonzales has already pre-approved of the ~$80 million project and its pre-zoning and a formal application has been made to the Monterey County LAFCo. Recently, the last outstanding item to complete the LAFCo annexation application was a negotiated tax sharing agreement between the City of Gonzales and the County of Monterey.

Additionally, in April of 2023, the City formally adopted an Ordinance for Agricultural Mitigation, to protect agricultural lands adjacent to the City and to confirm the direction of the City's comprehensive and well-planned urban expansion to the east of the City. This is in keeping with the negotiated Memorandum of Understanding undertaken with the County of Monterey and shepherded through the LAFCo.

City Response for 2023, 2024, 2025: The Vista Lucia Specific Plan was approved by the City Council on September 2, 2025. A LAFCo Annexation is still pending though in 2026. The revised Puente Del Monte Specific Plan was resubmitted April 7, 2025 for 2,600 units on approximately 500 acres, and the agriculture processing plant cooler and annexation were approved and activated in August of 2024.

b. General Plan amendments. – These may include agency-driven as well as applicant-driven amendments.

City Response 2022 – As described above in response to Questions 4 and 5, the City processed and adopted in 2018, an optional Health and Wellness Element to the 2010 City of Gonzales General Plan.

City of Gonzales Resolution 2018-35 analyzed the 2010 General Plan EIR in an Addendum to SCH#2009121017 and adopted the Health and Wellness Element on the 16th day of July 2018. This represents the last thorough review of General Plan Element Goals, Programs and mitigation measures as may have been necessary.

Upon the adoption of the innovative Health and Wellness Element in 2018 though, there were new Goals, Policies and Implementation Actions built into the City's General Plan that have yet to be reported. ***PART B in Section 5 above*** *addresses the 22 Goals, 62 Policies and 156 Implementing Actions of the General Plan's Health and Wellness Element.*

City Response for 2023, 2024, 2025: Both the Agricultural Cooler, and Vista Lucia Specific Plan involved General Plan Amendments to add territory to the City and assign land uses.

c. Major development applications processed.

City Response 2022 - *The Pape Materials Handling Facility in the City of Gonzales Agricultural Industrial Business Park was proposed, constructed and conditioned in 2017.*

The City continues to advance the construction documents for the Industrial Wastewater (IW) System IW - Conveyance and Treatment Facility. Staff, city surveyor and real estate appraiser are finalizing the temporary and permanent easements needed for the pipeline contract. City staff is coordinating with the State Water Resources Control Board regarding the city's State Revolving Fund loan application (most recent virtual meeting was 3/14/2023).

Once this million gallon a day facility is completed, the City will shift (reduce) use of the existing municipal facility by 1 million gallons a day, and then begin to reconstruct the City's (mostly residential/non-industrial) municipal sewer plant, using as much available public monies as possible to reduce the burden on rate payers. Construction of these major capital projects will facilitate the coming developments in the urban-focused specific plan areas.

City Response for 2023, 2024, 2025: AS of June 2026, construction of the Industrial Wastewater Treatment Facility is underway and should be finished within the year.

CITY OF GONZALES

AGENDA ITEM

6.10

CITY MANAGER

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: Resolution No. 2026-38, A Resolution of the City Council of the City of Gonzales Approving a Master Funding Agreement with the Transportation Agency for Monterey County (TAMC) for Funding Allocations Approved by the Transportation Agency Board of Directors from July 20, 2026, through June 31, 2029

RECOMMENDATION

It is recommended that the City Council approve Resolution No. 2026-38, A Resolution of the City Council of the City of Gonzales Approving a Master Funding Agreement with the Transportation Agency for Monterey County (TAMC) for Funding Allocations Approved by the Transportation Agency Board of Directors from July 20, 2026, through June 31, 2029.

BACKGROUND

The Transportation Agency for Monterey County (TAMC) is responsible for distributing the Regional Surface Transportation Program (RSTP) Fair Share funding allocation to the local cities. The City of Gonzales has a few projects that the Board of Directors will be considering this fall; thus, the State requires a Master Funding Agreement to be in place with TAMC for all funding allocations.

This Master Funding Agreement is designed to comply with a state requirement that TAMC enters into when it contracts with its member agencies for reimbursement of RSTP funds. The Master Funding Agreement details state requirements for several funding sources including RSTP, Transportation Development Act 2%, and the Local Transportation Fund, and other fiscal provisions required to comply with state and federal regulations. This Agreement also covers any Regional Development Impact Fees that are programmed for projects managed by local jurisdictions, requiring them to follow the same provisions as the other funding sources.

REVIEW AND ANALYSIS

The Master Agreement anticipates that specific projects and amounts may very over time and that the City and TAMC will only need to approve the revised Exhibit A, rather than the entire Master Agreement. Each Exhibit will identify

the project for which funds are being allocated, as well as the timing and the amount of such funds for each identified project to ensure compliance with requirements. Exhibit A will be updated each time new funds are allocated or existing allocations are modified.

While the majority of the provisions in the Master Funding Agreement reflect the language of the agreement that the Transportation Agency signs with the state to receive RSTP funds, agency staff have also included project completion requirements in this agreement. As part of the Master Services Agreement, the funding recipient agrees to provide TAMC with a short report summarizing total project costs and milestones, including before and after photos of the project for each funded project within sixty days of completion. In addition, the Master Funding Agreement will need to be updated every three years. Each individual project will have a three-year deadline for the use of funds, timed to the day the award was approved by the TAMC Board of Directors. All projects awarded funds programmed by TAMC will be included in the Master Agreement, then the city can submit a claim to receive the funding reimbursement.

Explain Recommendation and How it Supports the Mission

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: This Agreement supports the City's vision and mission as additional funding can help us get more done in town and finally be able to tackle some of infrastructure issues we have.

Explain how the Recommendation Directly Implements the Vision

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community. X Yes ___No __ NA

Explain: See above for explanation.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	__	Yes	__	No	_X_	N/A
Housing	__	Yes	__	No	_X_	N/A
Recreation	__	Yes	__	No	_X_	N/A
Environment	X	Yes	__	No	____	N/A
Education	__	Yes	__	No	_X_	N/A

ALTERNATIVES

Staff recommends that the City Council adopt the proposed Resolution approving the Agreement with TAMC and authorizing the City Manager to execute the agreement as the City cannot request disbursement of grant funds from TAMC until the Master Funding Agreement is fully executed.

BUDGET IMPACT

There is no fiscal impact to the budget associated with the approval of the Agreement. However, if the City does indeed receive funding from TAMC, it will help us be able to take on some of our outstanding projects and it would increase our revenues in the Street Fund by the amount allocated to us by the TAMC Board of Directors.

CONCLUSION

It is recommended that the City Council approve Resolution No. 2026-38, A Resolution of the City Council of the

City of Gonzales Approving an Agreement between the Transportation Agency for Monterey County and the City of Gonzales for Funding Allocations Approved by the Transportation Agency Board of Directors from July 20, 2026, through June 31, 2029.

ATTACHMENTS:
Resolution No. 2026-38
Agreement with TAMC - Master Funding Agreement

RESOLUTION NO. 2026-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES APPROVING AN AGREEMENT BETWEEN THE CITY OF GONZALES AND THE TRANSPORTATION AGENCY FOR MONTEREY COUNTY FOR ALLOCATIONS OF FUNDING APPROVED BY THEIR BOARD OF DIRECTORS FROM JULY 20, 2026, THROUGH JUNE 31, 2029

WHEREAS, the Transporation Agency for Monterey County (TAMC) is responsible for distributing the Regional Surface Transportation Program (RSTP) Fair Share funding allocations throughout Monterey County; and

WHEREAS, the City of Gonzales receives funding from TAMC and currently has several grant applications to them for further funding consideration; and

WHEREAS, the Master Funding Agreement is a state requirement that TAMC has to abide by and must be in place in order for them to distribute funding to partnering cities; and

WHEREAS, this Master Funding Agreement also includes requirements for the Transportation Development Act 2%, the Local Transportation Fund, and other fiscal provisions required to comply with state and federal regulations, as well as regional development impact fees and reporting requirements; and

WHEREAS, this Master Agreement anticiapates that specific projects and amounts will vary over time only requiring the adjustment of Exhibit A.

NOW, THEREFORE, THE CITY OF GONZALES HEREBY RESOLVES that the City Council of the City of Gonzales Approves and Allows the City Manager to enter into a Master Services Agreement with the Transportation Agency for Monterey County effective July 20, 2026 through June 31, 2029.

PASSED AND ADOPTED by the City Council of the City of Gonzales at a regular meeting duly held on the 20th day of July 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

_____

Mary Villegas, Deputy City Clerk

AGREEMENT BETWEEN THE
TRANSPORTATION AGENCY FOR MONTEREY COUNTY
AND THE CITY OF GONZALES
FOR THE ALLOCATION OF FUNDING APPROVED BY
THE TRANSPORTATION AGENCY BOARD OF DIRECTORS

This agreement is made on _____ by and between the City of Gonzales, a public body, hereinafter referred to as "Recipient," and the Transportation Agency for Monterey County, hereinafter referred to as "TAMC."

WHEREAS, TAMC is the state-designated Regional Transportation Planning Agency for Monterey County; and

WHEREAS, as authorized by section 182.6(g) of the Streets and Highways Code, TAMC has entered into a separate agreement with the State of California, through the Department of Transportation (Caltrans), to assign a defined portion of its annual federal Surface Transportation Block Grant Program (STBGP) apportionment to Caltrans in exchange for state funds for specified fiscal year(s); and

WHEREAS, TAMC is authorized to use these exchanged funds (hereinafter referred to as "RSTP Exchange Funds") to assist local agencies to promote projects which otherwise qualify for STBGP funds; and

WHEREAS, as authorized by Chapter 2, Title 21, Rule 6640 of the Transportation Development Act, one of the duties of TAMC is to administer the provisions of the Transportation Development Act in apportioning Local Transportation Funds (LTF) for the Transportation Development Act 2% (TDA 2%) program for bicycle and pedestrian projects pursuant to Article 3 of that law, and to the Cities, County, and Monterey-Salinas Transit District;

WHEREAS, as authorized by the Joint Powers Agreement for the Monterey County Regional Development Impact Fee Agency, TAMC is designated to administer and allocate regional development impact fee revenues (RDIF) to projects identified in the approved Strategic Expenditure Plan; and

WHEREAS, the TAMC Board of Directors has approved the allocation of funds toward the projects listed in Exhibit A; and

WHEREAS, it is contemplated by TAMC and the Recipient that the amount of funding and the projects designated in Exhibit A may change from time to time as set forth below; and

WHEREAS, TAMC has requested the Monterey County Auditor-Controller to establish a separate fund for the Federal Apportionment Exchange Program and such a separate fund has been established.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, THE PARTIES HERETO AGREE AS FOLLOWS:

1. RULES FOR RSTP EXCHANGE FUNDS

    A. TAMC agrees to allocate RSTP Exchange Funds paid by Caltrans under the Federal Apportionment Exchange Program only for projects as authorized under sections 133(b) and 133 (c) of Title 23, United States Code and Article XIX of the California State Constitution.

    B. The Recipient agrees to use RSTP Exchange Funds only for the RSTP Exchange eligible project(s) described in Exhibit A, as approved by the TAMC Board of Directors, for the amounts awarded for each project.

2. RULES FOR TDA 2%

    A. TAMC agrees to allocate TDA 2% funds under the Transportation Development Act only for projects as authorized under the Transportation Development Act Section 99234 Claims for Pedestrian and Bicycle Facilities.

    B. The Recipient agrees to use TDA 2% funds only for TDA 2% eligible project(s) described in Exhibit A, as approved by the TAMC Board of Directors, for the amounts awarded for each project.

3. RULES FOR RDIF

    A. TAMC agrees to allocate RDIF funds under the Joint Powers Agreement only for projects as authorized by the TAMC Board of Directors in the approved Strategic Expenditure Plan.

    B. The Recipient agrees to use RDIF funds only for RDIF eligible project(s) described in Exhibit A, as approved by the TAMC Board of Directors, for the amounts awarded for each project.

4. ADMINISTRATIVE POLICIES

    A. The projects described in Exhibit A, and the amounts allocated therefore, may be amended from time to time without changing the rest of this Master Agreement, by means of approval by the TAMC Board of Directors of a revised Exhibit A, which shall be designated by a date and number (e.g., "Exhibit A-1 (DATE)").

    B. The Recipient agrees to submit an annual report to TAMC by April 30 describing the progress towards completion for all projects listed in Exhibit A.

C. The Recipient agrees to mention TAMC's role in funding the project in any press releases or media events held by the Recipient to promote a funded project.

D. TAMC agrees to reimburse the Recipient within 30 days of receipt of a completed claim form (Exhibit B) from the Recipient.

E. The Recipient agrees to cause the completion of the project(s) within three years from the date funds were awarded by the TAMC Board of Directors, as recorded in Exhibit A. Failure to complete the project(s) in a timely basis shall allow TAMC to refuse reimbursement and to reprogram such funds for other purposes.

5. COST PRINCIPLES

A. Recipient agrees to comply with Office of Management and Budget Circular A-87, Cost Principles for State and Local Government, and 2 CFR, Part 200, Uniform Administrative Requirements, Cost Principles and Audit Requirements.

B. Recipient agrees to:

(a) use Contract Cost Principles and Procedures, 48 CFR, Federal Acquisition Regulations System, Chapter 1, Part 31, et seq., to determine the allowability of individual project cost items; and

(b) comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Costs Principles and Audit Requirements.

Every sub-recipient receiving funds as a contractor or sub-contractor under this AGREEMENT shall comply with Federal administrative procedures in accordance with 2 CFR, Part 200, Uniform Administrative Requirements, Costs Principles and Audit Requirements.

6. THIRD PARTY CONTRACTING

A. Recipient shall not award a construction contract over $10,000 or other contracts over $25,000 on the basis of a noncompetitive negotiation for work to be performed using Funds without the prior written approval of Caltrans. This provision shall not apply to professional service contracts of the type which are required to be procured in accordance with Government Code Sections 4525 (d), (e), and (f).

B. Recipient agrees that travel and per diem reimbursements and third-party contract reimbursements to subcontractors will be allowable as project costs only after those costs are incurred and paid for by the subcontractors and only if consistent with Paragraph 10, below.

C. In addition to the above, the pre-award requirements of third party contractor/ consultants with Recipient shall be consistent with Local Program Procedures as published by Caltrans.

7. ACCOUNTING SYSTEM

Recipient, its contractors and subcontractors, shall establish and maintain an accounting system and records that properly accumulate and segregate expenditures by line item. The accounting system of Recipient, its contractors and all subcontractors shall conform to Generally Accepted Accounting Principles (GAAP), enable the determination of incurred costs at interim points of completion, and provide support for reimbursement payment claims.

8. RIGHT TO AUDIT

For the purpose of determining compliance with Public Contract Code 10115, et seq. and Title 21, California Code of Regulations, Chapter 21, Section 2500 et seq., when applicable and other matters connected with the performance of the Agreement pursuant to Government Code 8546.7, Recipient shall maintain and make available for inspection all books, documents, papers, accounting records, and other evidence pertaining to the performance of the Agreement, including but not limited to, the costs of administering the Agreement. All parties shall make such materials available at their respective offices at all reasonable times during the Agreement period and for three years from the date of final payment under the Agreement. The state, State Auditor, TAMC, FHWA, or any duly authorized representative of the Federal Government shall have access to any books, records, and documents of Consultant and its certified public accountants (CPA) work papers that are pertinent to the Agreement and indirect cost rates (ICR) for audit, examinations, excerpts, and transactions, and copies thereof shall be furnished if requested. Subcontracts in excess of $25,000 shall contain this provision.

9. TRAVEL AND SUBSISTENCE

Payments to Recipient for travel and subsistence expenses of Recipient forces and/or its contractors or subcontractors, claimed for reimbursement or applied as local match credit, shall not exceed rates authorized to be paid exempt non-represented State employees under current State Department of Personnel Administration (DPA) rules. If the rates invoiced are in excess of those authorized DPA rates, then Recipient is responsible for the cost difference and any overpayments shall be reimbursed to the TAMC on demand.

10. PROJECT COMPLETION

Recipient agrees to provide to the TAMC a short report summarizing total project costs and milestones, including before and after photos of the project, for each project within sixty (60) days of completion.

11. GOVERNING LAWS

This Agreement shall be construed and enforced according to the laws of the State of California, and the parties hereby agree that the County of Monterey shall be the proper venue for any dispute arising hereunder.

12. CONFLICT OF INTEREST

Recipient warrants that it presently has no interest and shall not acquire any interest during the term of this Agreement, which would directly or indirectly conflict in any manner or to any degree with its full and complete performance of all services under this Agreement.

13. CONSTRUCTION OF AGREEMENT

The parties agree that each party has fully participated in the review and revision of this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any exhibit or amendment. To that end, it is understood and agreed that this Agreement has been arrived at through negotiation, and that neither party is to be deemed the party which prepared this Agreement within the meaning of Civil Code Section 1654. Section and paragraph headings appearing herein are for convenience only and shall not be used to interpret the terms of this Agreement.

14. WAIVER

Any waiver of any term or condition hereof must be in writing. No such waiver shall be construed as a waiver of any other term or condition herein.

15. SUCCESSORS AND ASSIGNS

This Agreement and all rights, privileges, duties and obligations hereunder, to the extent assignable or delegable, shall be binding upon and inure to the benefit of the parties and their respective successors, permitted assigns and heirs.

16. TIME IS OF THE ESSENCE

The parties mutually acknowledge and agree that time is of the essence with respect to every provision hereof in which time is an element. No extension of time for performance of any obligation or act shall be deemed an extension of time for performance of any other obligation or act, nor shall any such extension create a precedent for any further or future extension.

17. EXECUTION OF AGREEMENT

Any individual executing this Agreement on behalf of an entity represents and warrants that he or she has the requisite authority to enter into this Agreement on behalf of such entity and to bind the entity to the terms and conditions hereof. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

18. ENTIRE AGREEMENT

This document, including all exhibits hereto, constitutes the entire agreement between the parties, and supersedes any and all prior written or oral negotiations and representations between the parties concerning all matters relating to the subject of this Agreement.

19. TERMINATION DATE

This Agreement shall remain in effect for a period of three (3) years from the latest date reflected on the signature page(s) below.

IN WITNESS WHEREOF, TAMC and Recipient execute this Agreement as follows:

TRANSPORTATION AGENCY FOR MONTEREY COUNTY

_____ _____

Todd Muck
Executive Director

Date

Recipient:
CITY OF GONZALES

_____ _____

Carmen Gil
City Manager

Date

Approved as to Form:

_____ _____

Shane Strong
TAMC Counsel

Date

_____ _____

City Attorney
City of Gonzales

Date

Transportation Agency for Monterey County
Master State and Federal Funding Agreement
Exhibit A

City of Gonzales

Agency	Board Approval Date	Fund Expiration Date	Type	Active Projects	Budget	Paid	Balance Outstanding
Gonzales	9/25/2024	9/25/2027	RSTP Reserve	Salinas Valley SRTS Plan - Participatory Budgeting - Pedestrian Improvements at 5th St and U.S. 101 on and off ramps - Pedestrian Improvements at 5th St and Rincon Rd	$ 250,000.00	$ 10,015.00	$ 239,985.00
Gonzales	8/27/2025	8/26/2028	RSTP Fair Share	Fifth Street Truck Ban Signage	$ 52,924.53	$ -	$ 52,924.53
Gonzales	8/27/2025	8/26/2028	RSTP Mid-Cycle 2025	Fifth Street Truck Ban Signage	$ 113,512.00	$ -	$ 113,512.00
Gonzales	3/25/2026	3/24/2029	RSTP Fair Share	Unprogrammed Balance	$ 54,237.52	$ -	$ 54,237.52
					$ 470,674.05	**$ 10,015.00**	**$ 460,659.05**

Agency	Board Approval Date	Fund Expiration Date	Type	Completed Projects	Budget	Paid	Balance Outstanding
Gonzales	3/22/2017	Completed	RSTP Fair Share	Alta Street Pavement Rehabilitation	$ 494,356.20	$ 494,355.86	$ 0.34
Gonzales	3/25/2020	Completed	RSTP Fair Share	Slurry Seal	$ 53,010.17	$ 53,010.00	$ 0.17
					$ 547,366.37	**$ 547,365.86**	**$ 0.51**

Last Revised: **3/25/2026**

Approved by: Todd Muck
Todd Muck, Executive Director

CITY OF GONZALES

AGENDA ITEM

6.11

CITY MANAGER

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Carmen Gil, City Manager

THROUGH: Carmen Gil, City Manager

SUBJECT: Resolution No. 2026-39, A Resolution of the City Council of the City of Gonzales Declaring Canvass of Returns and Results of the Statewide Direct Primary Election Held on Tuesday, June 2, 2026

ATTACHMENTS:
Resolution No. 2026-39

RESOLUTION NO. 2026-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES DECLARING CANVASS OF RETURNS AND RESULTS OF THE STATEWIDE DIRECT PRIMARY ELECTION HELD ON TUESDAY, JUNE 2, 2026

WHEREAS, the City Council of the City of Gonzales adopted Resolution No. 2026-04 on February 17, 2026, submitting to the voters at an election to be held in the City on June 2, 2026, a Measure that would implement a special parcel tax to be levied on properties within the City based on land use to fund fire and emergency medical services provided in the City , ("Measure B"), ; and

WHEREAS, as a "special parcel tax, "Measure B" required a two-thirds (2/3) majority vote to be passed; and

WHEREAS, the Statewide Direct Primary Election was held on Tuesday, June 2, 2026, in accordance with law, and the votes cast were received, canvassed, and the returns ascertained, determined, and declared in all respects as required by law; and

WHEREAS, the "Statement of Votes Cast" in the June 2, 2026 election, prepared by the Monterey County Elections Department, was delivered to the City Clerk on July 1, 2026 and is attached as Attachment A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gonzales that:

1. The total number of voters cast in the City of Gonzales at its Statewide Direct Primary Election was 1047.

2. The ballot measure that appeared and was printed upon the ballots used at said election was as follows:

   Measure B: "To ensure fire/emergency medical 911 response, including 24-hour staffing, updated lifesaving equipment/training, and disaster preparedness, shall the City of Gonzales' measure, levying an annual parcel tax of $349.00/single-family unit, $262.00/multi-unit, $148-$201 plus $.07 per building square foot for non-residential parcels, adjusted annually, providing approximately $665,000 per year until ended by voters, with funds dedicated exclusively to reliable 911 emergency medical/fire response and requiring local control/oversight, be adopted?"

Votes cast:	**YES**	**NO**
	474	527

   As a result of this vote, Measure B did not pass.

3. The City Clerk is hereby instructed to enter this Resolution in the official records of the City as a statement of the results of said Primary Election.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales duly held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

MONTEREY COUNTY ELECTIONS

1441 Schilling Place – North Building
Salinas, CA 93901

PO Box 4400
Salinas, CA 93912

831-796-1499 Phone
831-755-5485 Fax

CountyofMonterey.gov/Elections

elections@countyofmonterey.gov

Gina Martinez
Registrar of Voters

Jessica Cedillo
Assistant Registrar of Voters

July 1, 2026

City of Gonzales
Attention: Mary Villegas, Deputy City Clerk
P.O. Box 647
Gonzales, CA 93926

Subject: Certificate of the Registrar of Voters for the June 2, 2026, Statewide Direct Primary Election

Attached hereto is the Certificate of the Registrar of Voters in connection with the June 2, 2026, Statewide Direct Primary Election.

Sincerely,

Gina Martinez
Registrar of Voters

Enclosures

CERTIFICATE OF REGISTRAR OF VOTERS

In the Matter of the CANVASS OF THE VOTES CAST
at the **City of Gonzales**
held on June 2, 2026

} ss

I, **Gina Martinez**, Registrar of Voters of the County of Monterey, State of California hereby certify;

THAT an election was held within the boundaries of the **City of Gonzales** on June 2, 2026 for the purpose of submitting **MEASURE B** to the qualified electors and; I caused to have processed and recorded the votes from the canvass of all ballots cast at said election within the boundaries of the **City of Gonzales**.

I HEREBY FURTHER CERTIFY that the record of votes cast at said election is set forth in Exhibit "A" attached hereto and incorporated herein by reference as though fully set forth at length.

IN WITNESS WHEREOF, I have hereunto affixed my hand and official seal this Wednesday, July 1, 2026 and filed this date with the **City of Gonzales**.

Gina Martinez
Registrar of Voters



1 Measure B: City of Gonzales

		Registered Voters	Voters Cast	Turnout (%)	YES	NO	Total Votes
Electionwide	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
Electionwide	Polling Place (PP)	3818	112	2.93%	49	58	107
Electionwide	Total	3818	1047	27.42%	474	527	1001
Statewide	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
Statewide	Polling Place (PP)	3818	112	2.93%	49	58	107
Statewide	Total	3818	1047	27.42%	474	527	1001
2nd State Board of Equalization District	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
2nd State Board of Equalization District	Polling Place (PP)	3818	112	2.93%	49	58	107
2nd State Board of Equalization District	Total	3818	1047	27.42%	474	527	1001
18th Congressional District	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
18th Congressional District	Polling Place (PP)	3818	112	2.93%	49	58	107
18th Congressional District	Total	3818	1047	27.42%	474	527	1001
17th State Senatorial District	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
17th State Senatorial District	Polling Place (PP)	3818	112	2.93%	49	58	107
17th State Senatorial District	Total	3818	1047	27.42%	474	527	1001
29th State Assembly District	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
29th State Assembly District	Polling Place (PP)	3818	112	2.93%	49	58	107
29th State Assembly District	Total	3818	1047	27.42%	474	527	1001
3rd Supervisorial District	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
3rd Supervisorial District	Polling Place (PP)	3818	112	2.93%	49	58	107
3rd Supervisorial District	Total	3818	1047	27.42%	474	527	1001
City of Gonzales	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
City of Gonzales	Polling Place (PP)	3818	112	2.93%	49	58	107
City of Gonzales	Total	3818	1047	27.42%	474	527	1001
Unincorporated - Unincorporated Area	Vote by Mail (VBM)	3818	935	24.49%	425	469	894
Unincorporated - Unincorporated Area	Polling Place (PP)	3818	112	2.93%	49	58	107
Unincorporated - Unincorporated Area	Total	3818	1047	27.42%	474	527	1001
Total - Vote by Mail (VBM)		3818	935	24.49%	425	469	894
Total - Polling Place (PP)		3818	112	2.93%	49	58	107
Contest Total		3818	1047	27.42%	474	527	1001

*** Indicates vote data was suppressed due to voter privacy settings.

1 Measure B: City of Gonzales

		Registered Voters	Voters Cast	Turnout (%)	1 YES	1 NO
3005	Total	801	260	32.46%	130	124
3006	Total	773	214	27.68%	78	125
3017	Total	1168	326	27.91%	154	154
3018	Total	1076	247	22.96%	112	124
Total - Vote by Mail (VBM)		3818	935	24.49%	425	469
Total - Polling Place (PP)		3818	112	2.93%	49	58
Contest Total		3818	1047	27.42%	474	527

*** Indicates vote data was suppressed due to voter privacy settings.

CITY OF GONZALES

AGENDA ITEM

6.12

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: Resolution No. 2026-40, A Resolution of the City Council of the City of Gonzales Approving and Authorizing the City Manager to Execute a Legal Services Contract with Grossman Kelly PLLC to Prosecute on a Contingency Basis Legal Claims for Harm and Property Damage from Soil and Water Contamination

RECOMMENDATION

It is recommended that the City Council consider and adopt Resolution No. 2026-40, A Resolution of the City Council of the City of Gonzales Approving and Authorizing the City Manager to Execute a Legal Services Contract with Grossman Kelly PLLC to Prosecute on a Contingency Basis Legal Claims for Harm and Property Damage from Soil and Water Contamination.

BACKGROUND

Cities throughout the country are discovering that their soils, water and wastewater systems have been contaminated by a group of synthetic substances, commonly referred to as "PFAS." PFAS previously had a wide variety of common uses, including nonstick cookware, food packaging (microwave popcorn, fast food), water resistant clothing, cosmetics, stain resistant carpeting and firefighting foam.

PFAS are known as "forever chemicals"- they are very slow to degrade in the environment. Due to their long life, once they are dispersed in the air, land or water, PFAS often migrate to municipal water, wastewater and stormwater collection systems. Monterey County is no exception to this history of contamination, and there have been numerous positive testing sites in the county. However, it is important to note that at this point, the City has not detected PFAS in its municipal water, wastewater or stormwater systems.

PFAS accumulates in the human body and can have many adverse health impacts. PFAS have been connected to increased cancer risks, immune system suppression, hormonal disruptions, and reproductive and developmental harm.

Once discovered, technology exists that can be used to remove PFAS from a city's municipal water, sewer and wastewater systems, albeit at significant cost. Additionally, long-term ongoing testing is necessary to ensure that all

PFAS has been removed and that further contamination has not occurred.

Several major PFAS manufacturers have settled multidistrict litigation in federal courts, resulting in the establishment of large funds to pay out claims to public entities and other claimants over an extended period of time. In order to be eligible for such funds, public entities must be ready to conduct and evaluate PFAS tests and then submit claims for settlement funds. Failure to file a claim on a timely basis may result in loss of funding eligibility.

REVIEW AND ANALYSIS

All of the Monterey County City Managers have been approached by the law firm of Grossman Kelly PLLC ("Grossman") for possible representation in PFAS settlement cost recovery. Grossman, and its local counsel, Kegler Brown, works with public agencies to prepare, submit and advocate for claims seeking compensation for PFAS contamination. If retained they would perform claim evaluation, preparation, submission, and advocacy. Kegler would provide legal services and local claims coordination.

There are clear benefits to retaining a firm such as Grossman in preparation for PFAS claims. Grossman has the knowledge, experience, and established relationships with other professionals necessary for evaluation of contamination and quantifying damages. If retained, Grossman would be responsible for testing Gonzales' water sources at no charge to the City; evaluation of whether PFAS is detected in water; preparation, submission and advocacy of any substantiated claim for settlement compensation; and registration with relevant courts to preserve future rights. This latter activity is important given the fact that while the City may not have a current PFAS problem, there is a clear potential that the need for a claim for contamination may arise at a later time. Failing to register now may make the City ineligible for future settlement funds.

Staff has reviewed the proposed service contract with Grossman. It is a contingency agreement, meaning that Grossman will only recover its costs and fees if the City makes a successful claim. More specifically, Grossman would recover one-third of the net money recovery obtained for the City, "net money" meaning the gross amount recovered less all litigation costs and expenses advanced by Council and reimbursable per the agreement. However, until the City makes a recovery, if ever, the City pays nothing for Grossman's services. The City also can terminate the contract whenever it wishes, with or without cause. Staff notes that the contract does not cover appeals- they would have to be handled by a separate agreement.

Given that this is such a fact specific area of the law, requiring the ability to manage and oversee a variety of consultants, interpret technical information, and navigate complicated legal processing and procedures, Staff believes it makes sense to retain an expert in the event the City has a future PFAS claim.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: By retaining a legal consultant with expertise in identifying and seeking damages and mitigation of PFAS contamination, the City will be ensuring the City is adequately prepared to address remedial needs and costs and protect its citizens from potential health hazards.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community. __ Yes __ No _X_NA

Explain: See above.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being

of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. __ Yes __No X NA

Explain: See above.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	__	Yes	__	No	X N/A
Housing	__	Yes	__	No	X N/A
Recreation	__	Yes	__	No	X N/A
Environment	__	Yes	__	No	X N/A
Education	__	Yes	__	No	X N/A

ALTERNATIVES

- Provide the City Manager with authorization and direction to execute a service contract with Grossman Kelly PLLC for PFAS related testing, evaluation and claims processing.
- Reject the proposal to enter into a service contract with Grossman Kelly PLLC.

BUDGET IMPACT

There will be no direct fiscal impact associated with execution of the proposed contract.

CEQA

The City finds that the involved action is not a project under the California Environmental Quality Act pursuant to State Guidelines CEQA Guidelines Sections 15060, 15378.

CONCLUSION

Based on the foregoing, it is recommended that the City Council consider and adopt Resolution No. 2026-40, A Resolution of the City Council of the City of Gonzales Approving and Authorizing the City Manager to Execute a Legal Services Contract with Grossman Kelly PLLC to Prosecute on a Contingency Basis Legal Claims for Harm and Property Damage from Soil and Water Contamination.

ATTACHMENTS:
Resolution No. 2026-40
Exhibit A - Contract with Grossman Kelly PLLC

RESOLUTION NO. 2026-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A LEGAL SERVICES CONTRACT WITH GROSSMAN KELLY PLLC TO PROSECUTE ON A CONTINENCY BASIS LEGAL CLAIMS FOR HARMS AND PROPERTY DAMAGE FROM SOIL AND WATER CONTAMINATION

WHEREAS, various lawsuits for damages are pending against responsible parties who substantially contributed to municipalities being contaminated/impacted by PFAS, a group of synthetic "forever chemicals" put to a wide variety of uses throughout the country; and

WHEREAS, the City of Gonzales ("City") has received communication from the law firm of Grossman Kelly PLLC and its Partners ("the Firm") about the City's potential need to file a claim or claims for economic damages in proceedings against the responsible parties; and

WHEREAS, the City is in need of ongoing testing of its land, water, and water system for PFAS and related substances and the ability to make timely and legally sustainable claims for damages and replacement of equipment that has been impacted by such contamination; and

WHEREAS, City has been offered a Legal Services Contract with the Firm to work with the City to have testing and mapping performed at no expense to the City, calculate claimed costs and damages, and to prosecute on a contingency basis proceedings against the responsible parties; and

WHEREAS, if such damages exist or appear in the near future the City would be entitled to participate in proceedings against the responsible parties, and accordingly desires to engage the Firm to investigate, make claims and/or file lawsuits on behalf of the City to recover monies to which it is entitled; and

WHEREAS, the Firm has special expertise in this area of the law and by contracting with the Firm for legal services the City will maximize its ability to efficiently participate in legal proceedings and serve the interests of its citizens.

NOW, THEREFORE, BE IT HERERBY RESOLVED by the City Council of the City of Gonzales that a Legal Services Contract between the City and Grossman Kelly PLLC, a copy of which is attached hereto as Exhibit A and by this reference is incorporated herein, is approved and the City Manager is authorized and directed to execute the contract on behalf of the City of Gonzales.

PASSED AND ADOPTED by the City Council of the City of Gonzales at a regular public meeting thereof held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

_____

Mary Villegas, Deputy City Clerk

LEGAL SERVICES CONTRACT

WHEREAS, the undersigned ("Client") agrees to retain Grossman Kelly PLLC ("Law Firm") to investigate, prepare, file, prosecute, and, if appropriate, settle or try legal claims on behalf of Client for recovery of damages, costs, eplacement equipment and gear, abatement expenses, and other relief arising from PFAS/AFFF/1,4-DIOXANE AND microplastic contamination, including tobacco product waste ("TPW") for all cognizable related claims against responsible parties (collectively, the "Matter").:and any other responsible entities identified through investigation (collectively, the "Matter").

1. **FEE PERCENTAGE**: As consideration for legal services rendered and to be rendered by the Attorneys in carrying out the purpose hereof, Client agrees to pay Law Firm one third (⅓) of all gross amounts recovered, plus expenses as outlined in sections #2 ("Disbursements") and #3 ("Financing of Case") below.

2. **NO RECOVERY / NO FEE**: If no recovery is obtained, Client shall owe no attorneys' fees and no costs whatsoever. This is a pure contingency arrangement with no recourse to Client.

3. **DISBURSEMENTS**: In the event there is no recovery, the Client shall not be obligated to reimburse costs. Attorneys will advance all reasonable and necessary litigation costs and expenses, which may include, but are not limited to:

    - Expert fees
    - Testing and environmental analysis
    - Filing and court fees
    - Deposition and transcript costs
    - Investigation and discovery expenses
    - Travel and litigation support services

    All such costs and expenses shall be reimbursed solely from Client's share of any recovery.

    In the event there is no recovery, Client shall not be responsible for any fees or reimbursement of costs or expenses, and Attorneys shall bear such loss.

4. **CALIFORNIA COMPLIANCE**: This Agreement is intended to comply with:

    - California Business & Professions Code § 6147
    - California Rules of Professional Conduct
    - Applicable laws governing contingency fee arrangements with public entities

- To the extent required, this Agreement is subject to approval consistent with California law governing municipal contracts.

5. **CALIFORNIA REQUIRED DISCLOSURES (BUSINESS & PROFESSIONS CODE § 6147)**: Client acknowledges the following:

(a) Fee is Negotiable

The contingency fee set forth herein is not fixed by law and is negotiable between Attorney and Client.

(b) How Fee is Calculated

The contingency fee is calculated as a percentage of the gross recovery as described above.

(c) Effect of Costs on Recovery

Litigation costs and expenses will be deducted from Client's share of recovery. This will reduce the net amount Client receives.

(d) No Recovery – No Fee or Costs

If there is no recovery, Client will not be charged any attorneys' fees or costs.

(e) Related Matters Not Covered

This Agreement does not cover representation in unrelated matters, including appeals unless separately agreed.

6. **ATTORNEYS' RESPONSIBILITIES:** Attorneys agree to:

Prosecute the Matter diligently and competently

Keep Client reasonably informed of material developments

Consult with Client regarding significant litigation decisions.

Comply with all applicable California ethical and legal obligation

7. **CLIENT'S RESPONSIBILITIES:** Client agrees to:

- Cooperate in good faith with Attorneys
- Provide access to relevant records and personnel
- Assist in discovery and verification of claims
- Designate appropriate municipal representatives for coordination

8. **PUBLIC RECORDS ACT; CONFIDENTIALITY; DISCLOSURE**

(a) Compliance with California Public Records Act

Client is a public entity subject to the California Public Records Act (Gov. Code § 7920 et seq.) ("CPRA"). Notwithstanding any provision of this Agreement, all documents, communications, and materials relating to this Agreement or the Matter may be subject to public disclosure unless exempt under applicable law.

(b) No Limitation on Statutory Duties

Nothing in this Agreement shall be construed to limit Client's obligations under the CPRA or other applicable public transparency laws. Client retains sole discretion to determine whether any record is subject to disclosure, consistent with applicable law.

(c) Protection of Privileged and Exempt Materials

The parties acknowledge that certain materials may be exempt from disclosure under the CPRA, including but not limited to:

- Attorney-client privileged communications
- Attorney work product
- Records pertaining to pending or anticipated litigation
- Trade secrets or proprietary information, where applicable

Attorneys shall clearly designate materials that are believed in good faith to be privileged, confidential, or otherwise exempt from disclosure.

(d) Notice and Cooperation

To the extent permitted by law, Client will use reasonable efforts to notify Attorneys of any CPRA request seeking materials provided by Attorneys that are marked as confidential or privileged, and will provide a reasonable opportunity for Attorneys to assert any applicable exemptions or seek protective relief.

(e) No Guarantee of Confidentiality Against Disclosure Laws

Attorneys acknowledge that confidentiality cannot be guaranteed with respect to materials subject to CPRA or other applicable laws, and that Client shall not be liable for disclosures made in good faith compliance with such laws.

(f) Litigation Confidentiality

Subject to applicable law, the parties agree to maintain the confidentiality of non-public litigation strategy, work product, and privileged communications. Attorneys shall not disclose Client confidences except as authorized by Client or required by law or professional obligations.

9. **APPEALS:** The above contingency fee does not contemplate any appeal. The Law Firm is under no duty to perfect or prosecute any such appeal until a satisfactory fee arrangement is made between the Parties and is reduced to writing regarding costs and attorneys' fees.

10. **NO GUARANTEE OF FINAL OUTCOME**: Attorneys have made no guarantees regarding the outcome of the Matter.

11. INDEMNIFICATION; LIMITATION OF LIABILITY

(a) Attorneys' Indemnification Obligations

To the fullest extent permitted by law, Attorneys shall indemnify, defend, and hold harmless Client, and its elected and appointed officials, officers, employees, and agents (collectively, the "City Indemnitees"), from and against any and all third-party claims, demands, damages, liabilities, losses, costs, and expenses (including reasonable attorneys' fees and costs) to the extent arising out of or resulting from:

1. Any negligent act or omission, recklessness, or willful misconduct of Attorneys or the Litigation Team in the performance of this Agreement;
2. Any material breach of this Agreement by Attorneys; or
3. Any violation of applicable law by Attorneys in connection with the Matter.

(b) Exclusions

Attorneys shall have no obligation to indemnify the City Indemnitees for claims to the extent arising from:

1. The active negligence or willful misconduct of the City Indemnitees; or
2. Policy decisions, directives, or approvals made by Client that are not the result of Attorneys' negligence or misconduct.

(c) No Indemnification by Client

Client is a public entity and shall not indemnify, defend, or hold harmless Attorneys or any third party, except to the limited extent expressly authorized by applicable California law. Nothing in this Agreement shall be construed as a waiver of any immunities or protections available to Client under California law.

(d) Defense and Cooperation

If a claim subject to indemnification arises, the indemnified party shall promptly notify the indemnifying party. Attorneys shall have the right to control the defense of any such claim, subject to Client's right to participate with counsel of its choosing at its own expense. The parties shall reasonably cooperate in the defense and resolution of any such claim.

(e) Limitation – Professional Liability Only

The parties acknowledge that Attorneys' obligations under this Section are limited to claims arising from Attorneys' performance of professional legal services under this Agreement and do not extend to the underlying claims asserted in the Matter against third parties.

12. COMPLIANCE WITH OUTSIDE COUNSEL GUIDELINES

(a) Applicability of Guidelines

Attorneys agree to comply with any written Outside Counsel Guidelines ("OCGs") or engagement policies formally adopted by Client and provided to Attorneys in writing, to the extent such guidelines are consistent with:

- This Agreement;
- Applicable law; and
- Attorneys' professional and ethical obligations.

(b) Order of Precedence

In the event of any conflict between Client's OCGs and this Agreement, the terms of this Agreement shall control unless expressly agreed otherwise in writing by the parties.

(c) Ethical Obligations Control

Notwithstanding any OCGs, Attorneys shall not be required to comply with any guideline that would:

- Interfere with Attorneys' independent professional judgment;
- Violate the California Rules of Professional Conduct; or
- Compromise attorney-client privilege, work product protection, or litigation strategy.

(d) Billing and Cost Protocols

To the extent OCGs address billing practices, staffing, or cost controls, such provisions shall apply only to the extent consistent with this contingency fee arrangement, and shall not be interpreted to alter:

- The agreed contingency fee structure; or
- The allocation of costs and expenses as set forth in this Agreement.

(e) Conflicts and Disclosure Requirements

Attorneys shall comply with any reasonable conflict disclosure procedures set forth in Client's OCGs, subject to applicable confidentiality and privilege obligations owed to other clients.

(f) Periodic Reporting

Attorneys agree to provide reasonable status updates and reporting consistent with Client's OCGs, taking into account the nature of contingency litigation and common interest or joint prosecution arrangements

13. **TERMINATION:** Client may terminate this Agreement at any time upon written notice.

Attorneys may withdraw following California Rules of Professional Conduct. In case of termination, Attorneys shall be entitled to a lien for the reasonable value of services rendered, consistent with California law, but only payable from any future recovery.

14. **PARTIES BOUND:** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, legal representative, successors, and assigns.

15. **APPROVAL NECESSARY FOR SETTLEMENT**: No settlement shall be accepted without Client's authorization, subject to applicable municipal approval requirements, including City Council or authorized official approval as required by law.

16. **ASSOCIATION OF OTHER ATTORNEYS:**

Client acknowledges and agrees that Attorneys will engage and work in coordination with a group of law firms and attorneys (the "Litigation Team"), including California-licensed attorneys, to prosecute the Matter.

All attorneys comprising the Litigation Team shall collectively share a single contingency fee as set forth herein. The division of fees among counsel will be governed by separate agreements among counsel and will comply with California Rules of Professional Conduct Rule 1.5.1. Such allocation will not increase the total fee payable by Client.

17. **LEGAL CONSTRUCTION:** In case any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provisions hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained.

18. **ACKNOWLEGEMENT**: Client acknowledges it has:

- Read and understood this Agreement
- Had the opportunity to ask questions
- Been advised it may seek independent counsel before signing

19. **ENTIRE AGREEMENT**: This Agreement constitutes the entire understanding between the parties and may only be modified in writing signed by both parties.

Signature Page Follows

SIGNED AND ACCEPTED ON THIS _____ day of _____, 2026.

CLIENT SECTION LAW FIRM SECTION

Please print Client Entity Name:	**Grossman Kelly PLLC**
Print Name & Title of Authorized Representative:	
Signature of Authorized Representative:	**BY:**
Contact Email:	**DATE:**
Contact Phone:	co-counsel
Address (Street + Suite if Applicable):	By:
City, State, Zip:	Date:

INFORMATION DETAILS:

_____

For any needed information client designates:

1. Main contact person: _____
Phone number: _____
Email address: _____
Address: _____

_____

2. Legal counsel: _____
Main contact person: _____
Phone number: _____
Email address: _____
Address: _____

_____

CITY OF GONZALES

AGENDA ITEM

7.1

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: **Public Hearing** to Consider Resolution No. 2026-41, A Resolution of the City Council of the City of Gonzales Approving and Accepting the Gonzales Police Department's AB 481 Fiscal Year 2025-2026 Annual Military Equipment Report Pursuant to Government Code Section 7071(d) and Renewing City of Gonzales Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment"

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council consider and adopt Resolution No. 2026-41, A Resolution of the City Council of the City of Gonzales Approving and Accepting the Gonzales Police Department's AB 481 Fiscal Year 2025-2026 Annual Military Equipment Report Pursuant to Government Code Section 7071(d) and Renewing City of Gonzales Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment."

BACKGROUND

Effective January 1, 2022, Assembly Bill 481 (codified in Government Code Section 7070 et seq.) requires legislative bodies to adopt ordinances approving military equipment policies before law enforcement agencies can continue to engage in specified activities related to the use of what the state legislature has defined as "military equipment" in Government Code Section 7070. The Gonzales Police Department Military Equipment Policy was approved by the City Council by Ordinance No. 2022-131 on June 20, 2022.

Government Code Section 7071(e)(1) states that a governing body shall review any ordinance that it has adopted

pursuant to this section approving the funding, acquisition, or use of military equipment at least annually and, subject to paragraph (e)(2), to vote on whether to renew the ordinance at a regular meeting.

Paragraph (e)(2) of Government Code Section 7071 states that the governing body shall determine, based on an annual report, whether each type of military equipment identified in that report has complied with the standards for approval set forth in subdivision (d) of Section 7071, which reads as follows:
(A) The military equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety.
(B) The proposed military equipment use policy will safeguard the public's welfare, safety, civil rights, and civil liberties.
(C) If purchasing the equipment, the equipment is reasonably cost-effective compared to available alternatives that can achieve the same objective of officer and civilian safety.
(D) Prior military equipment use complied with the military equipment use policy that was in effect at the time, or if prior uses did not comply with the accompanying military equipment use policy, corrective action has been taken to remedy nonconforming uses and ensure future compliance.

If the governing body determines that a type of military equipment identified in its annual military equipment report has not complied with the standards for approval set forth above, the governing body shall either disapprove a renewal of the authorization for that type of military equipment or require modifications to the military equipment use policy in a manner that will resolve the lack of compliance.

In order to facilitate the orderly annual ordinance review referenced above, Government Code Section 7072 requires that any law enforcement agency that receives approval for a military equipment use policy pursuant to Section 7071 shall submit to the government body an annual military equipment report for each type of military equipment approved by the governing body within one year of approval, and annually thereafter for as long as the military equipment is available for use. The law enforcement agency shall also make each annual military equipment report required by this section publicly available on its internet website for as long as the military equipment is available for use. The annual military equipment report shall, at a minimum, include the following information for the immediately preceding year for each type of military equipment:
(1) A summary of how the military equipment was used and the purpose of its use.
(2) A summary of any complaints or concerns received concerning the military equipment.
(3) The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.
(4) The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.
(5) The quantity possessed for each type of military equipment.
(6) If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

A copy of the Gonzales Police Department's AB 481 Annual Report 2025-26 is attached to the resolution accompanying this report as Exhibit A.

REVIEW AND ANALYSIS

The City Council considered and adopted Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709- Military Equipment" on June 20, 2022. During the June 20th meeting, and the prior meeting at which Ordinance No. 2022-131 was introduced, the Council took comment from the public and discussed the ordinance and involved policy.

On June 15, 2026, the Council received the Police Department's 2025-2026 Annual Report on military equipment. The Report was thereafter posted on the City's website in accordance with legal requirements. Staff also publicized the date and location of the required "Community Engagement Meeting" concerning the Report for July 20, 2026, through social media, postings, and as a part of the City Council's posting of its meeting agenda. Policy 709 has been

continuously posted on the City website since adoption.

The Annual Report is meant to provide yearly information about each type of military equipment that was approved by Council. In Gonzales, the only military equipment possessed by the Police Department is nine (9) semi-automatic rifles, three (3) 38mm "Less Lethal Projectile Launchers," and two Unmanned Aerial Systems ("drones"). The newer drone, a compact unit meant to fly into smaller spaces, was purchased with grant money by the City in February of this year with Council approval in accordance with applicable legal requirements. The older drone was also purchased with grant money in 2023. The referenced rifles and the projectile launchers were already in the Department's possession when AB 481 came into effect. The Report contains a summary of how such equipment was used, any complaints or concerns received about the equipment, and any associated costs related to the equipment's use. For this reporting period, all equipment was utilized for periodic limited or minimal use in the public and/or for training purposes, and all costs were contained within budget appropriations. The Report does not seek approval of future acquisitions of military equipment.

The Council should hold a community meeting to receive comment upon and to discuss the Annual Report. Thereafter, State law requires that the City review and consider renewal of its ordinance and military equipment policy. There have been no changes in the basic types or use of military equipment held by the Police Department in the past year and as such, all of the findings made by the Council in support of the adoption of Policy 709 should remain unchanged. Based on this determination, staff believes that both the Annual Report and Ordinance and Policy 709 can be renewed for another year by way of resolution finding that the Annual Report has been prepared in accordance with legal requirements and that there have been no changes to the policy. The adoption of a new ordinance is not needed at this time.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: Tracking military equipment owned and used by the Police Department has been deemed by the legislature as an effective means of reassuring the public that such equipment is being properly deployed and is necessary for public safety.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community. *X* *Yes* __*No* __*NA*

Explain: It is important for the residents of Gonzales to know what equipment is available to the Police Department to provide protection services in an effective and cost-efficient manner.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. *X* *Yes* ___*No* ___*NA*

Explain: See above.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	X	Yes	__	No	__ N/A
Housing	X	Yes	__	No	__ N/A
Recreation	X	Yes	__	No	__ N/A
Environment	X	Yes	__	No	__ N/A

Education X Yes __ No __ N/A

Explain: NA

ALTERNATIVES

- Adopt Resolution No. Resolution No. 2026-41 "Approving and Accepting the Gonzales Police Department's AB 481 Fiscal Year 2025-2026 Annual Military Equipment Use Report Pursuant to Government Code Section 7071(d) and Renewing City of Gonzales Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment."

- Council could make changes to the Military Equipment Policy and/or Ordinance No. 2022-131 if the Council determines that there has been non-compliance with standards set forth in subdivision (d) of Section 7071 of the Government Code. Council can also renew or disapprove renewal of the authorization for that type of military equipment or require modifications to the military equipment policy in a manner that will address and resolve lack of compliance.

BUDGET IMPACT

There will not be any new, unplanned direct fiscal impacts in continuing the ownership and minimal use of equipment already in the Police Department's inventory or continuing to collaborate with other law enforcement agencies utilizing miliary equipment, including in mutual aid circumstances. Maintenance costs of existing equipment, if any, is within the Police Department's budget

CONCLUSION

It is recommended that the City Council consider and adopt Resolution No. 2026-41, A Resolution of the City Council of the City of Gonzales Approving and Accepting the Gonzales Police Department's AB 481 Fiscal Year 2025-2026 Annual Military Equipment Report Pursuant to Government Code Section 7071(d) and Renewing City of Gonzales Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment."

ATTACHMENTS:
Public Hearing Notice
Resolution No. 2026-41
Exhibit A - AB 481 Annual 2025-2026 Military Equipment Rept
Exhibit B - Ordinance No. 2022-131

NOTICE OF PUBLIC HEARING
AB 481 MILITARY EQUIPMENT ANNUAL REPORT 2025-2026

Pursuant to the provisions of AB 481, the City of Gonzales adopted Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709- Military Equipment" on June 20, 2022. Policy 709 identifies all military equipment possessed and subject to use by the Gonzales Police Department and provides details on related training and costs. In accordance with Government Code Section 7072, the Gonzales Police Department is required to submit an annual military equipment report concerning all equipment identified in its Military Equipment Policy (and any amendments thereto) to the City Council and make the Annual Report available for public review by posting on the City's website. The Department submitted its 2025-2026 Annual Report and the same was accepted by the City Council on June 15, 2026, and a copy of the Report is attached below. The City is also required to conduct an engagement meeting with the public to discuss and respond to questions concerning the Annual Report and the Department's findings on the possession, acquisition or use of military equipment.

THE PUBLIC IS HEREBY NOTICED THAT THE GONZALES POLICE DEPARTMENT WILL CONDUCT ITS PUBLIC ENGAGEMENT MEETING DURING THE COURSE OF THE REGULAR GONZALES CITY COUNCIL MEETING ON JULY 20, 2026, AT 6:00, CITY COUNCIL CHAMBERS, 117 FOURTH STREET, GONZALES, CA 93926

RESOLUTION NO. 2026-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES APPPROVING AND ACCEPTING THE GONZALES POLICE DEPARTMENT'S AB 481 FISCAL YEAR 2025-2026 ANNUAL MILITARY EQUIPMENT USE REPORT PURSUANT TO GOVERNMENT CODE SECTION 7071(d) AND RENEWING CITY OF GONZALES ORDINANCE NO. 2022-131 "APPROVING GONZALES POLICE DEPARTMENT POLICY MANUAL POLICY 709- MILITARY EQUIPMENT"

WHEREAS, Government Code Section 7071 et seq. codifies Assembly Bill 481 and requires legislative bodies to adopt ordinances approving military equipment use policies before law enforcement agencies can continue to engage in activities related to the use of military equipment; and

WHEREAS, the Gonzales Police Department has a limited amount of "military equipment" in its inventory: nine semi-automatic rifles and three 38mm "Less Lethal Projectile Launchers," which are rarely deployed and used primarily for training purposes, and two Unmanned Aerial Systems ("drones") which are used periodically for law enforcement operations and enhanced public safety purposes; and

WHEREAS, in addition to the possession of the aforesaid equipment, the Gonzales Police Department may engage in limited critical public safety activities in coordination with other jurisdictions in possession of military equipment on police-related matters, including safeguarding the public's welfare and safety, working on regional task forces, conducting training exercises, providing mutual aid and responding to emergencies; and

WHEREAS, on June 20, 2022, the Gonzales City Council adopted Ordinance No. 2022-131 which approved Gonzales Police Department Policy Manual Policy 709- Military Equipment which includes an inventory report of the police department's military equipment and procedures for use and maintenance of the same; and

WHEREAS, Gonzales' Military Equipment Policy 709 establishes a military equipment use policy that is consistent with the Police Department's current practices, complies with the requirements of the Government Code, will continue to ensure ongoing regulation and compliance with the law going forward and will continue to provide a means of community engagement and transparency regarding the use of military equipment by the Department; and

WHEREAS, Government Code Section 7071 requires the City Council to conduct an annual review of its ordinance approving the City's Military Equipment Policy and to vote on whether to renew the ordinance; and

WHEREAS, in order to facilitate the aforesaid ordinance review, the City Council is also required to conduct an annual review of the Police Department's AB 481 Fiscal Year 2025-2026 Annual Report on military equipment prepared and submitted pursuant to Sections 7071 and 7072 of the Government Code; and

WHEREAS, notice of the Council's consideration of both Ordinance No. 2022-131 and the 2025-2026 AB 481 Annual Report have been provided in accordance with applicable law; and

WHEREAS, the City Council desires to find that the AB 481 Annual Report on military equipment complies with the standards of approval set forth in subdivision (d) of Government Code Section 7071 because of the following:

1. Authorizing the use of military equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety. The use of the Department's equipment is part of the Department's overall approach to safe and efficient policing. The equipment will enable department members to properly respond to both planned and unplanned events efficiently and effectively.

2. The Military Equipment Use Policy will safeguard the public's welfare, safety, civil rights, and civil liberties by ensuring required reporting, the opportunity for community engagement and feedback, and transparency and oversight regarding the acquisition and use of specified military equipment in the City of Gonzales.

3. If purchasing equipment, the equipment is reasonably cost-effective compared to available alternatives that can achieve the same objective of officer and civilian safety.

4. Prior military equipment use complied with the military equipment use policy that was in effect at the time of the use; and

WHEREAS, the City Council has also reviewed and desires to renew Ordinance 2022-131.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. All of the statements and facts set forth above are true and correct and incorporated herein by this reference. These recitals constitute findings in this matter and together with the staff report, other written reports, public testimony and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this resolution.

2. The City Council finds that Ordinance No. 2022-131 is exempt from the provisions of the California Environmental Quality Act ("CEQA") because it will not result in a direct or reasonably foreseeable direct physical change in the environment and is not a "project" as defined in Section 15378 of the CEQA Guidelines.

3. The City Council has reviewed the Gonzales Police Department's AB 481 Annual 2025-2026 Military Equipment Report, a copy of which is attached hereto as Exhibit "A" and by

this reference incorporated herein and finds that it complies with the standards of approval set forth in subdivision (d) of Government Code Section 7071. The report is hereby approved and accepted.

4. The City Council hereby finds that Ordinance No. 2022-131 "Approving Gonzales Police Department Policy Manual Policy 709-Military Equipment," a copy of which is attached hereto as Exhibit "B" and by this reference incorporated herein, is complete, requires no amendment, and meets legal requirements and therefore hereby renews Ordinance 2022-131 for a period of one year from the effective date of this resolution without change. Staff is directed to append a copy of the Police Department's AB 481 Annual Military Equipment Report 2025-2026 to Ordinance 2022-131.

PASSED AND ADOPTED by the City Council of the City of Gonzales at a regular public meeting thereof held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

_____

Mary Villegas, Deputy City Clerk

Exhibit A

AB 481 ANNUAL REPORT 2025-2026
GONZALES POLICE DEPARTMENT

AB 481 requires the Police Department to provide the City Council and the public with a report outlining how the military equipment possessed and/or acquired by the City during the previous year was used to ensure the police department is adhering to its policy and the City ordinance concerning military equipment. In Fiscal Year 202-2026, the Gonzales Police Department acquired one new piece of equipment that would be considered "military equipment" pursuant to the provisions of Government Code Section 7070 et seq. and it is listed below.

1. **Semi-automatic rifles.**
   A. A summary of how the military equipment was used and the purpose of its use. **These are standard-issue duty weapons, occasionally deployed in circumstances in which an officer can articulate a reasonable expectation that the rifle may be needed (e.g. where an officer anticipates an armed encounter, need for long range fire, where an officer believes a suspect may be wearing body armor).**
   B. A summary of any complaints or concerns received concerning the military equipment. **None.**
   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**
   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report. **Minimal maintenance and training costs, paid for out of Police Department Budget.**
   E. The quantity possessed of each type of military equipment. **Nine.**
   F. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought, for each type of military equipment. **None.**

2. **38 mm Less Lethal Projectile Launchers.**
   A. A summary of how the military equipment was used and the purpose of its use. **Not used.**
   B. A summary of any complaints or concerns received concerning the military equipment. **None.**
   C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**
   D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report. **No cost for this reporting period.**
   E. The quantity possessed of each type of military equipment. **Three.**
   F. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought, for each type of military equipment. **None.**

3. **Unmanned Aerial System (UAS) (aka "drones")**. The Gonzales Police Department operates one DJI Matrice 30T UAS. The UAS is an unmanned, remotely powered and piloted aerial

system that can sustain direct flight, designed for gathering information via photograph, recording or other means. The UAS is equipped with a Forward Looking Infrared (FLIR) and optical zoom lenses.

A. A summary of how the military equipment was used and the purpose of its use. **The Gonzales Police Department uses the UAS for law enforcement operations to preserve and enhance public safety. The UAS can be deployed when an overhead view would assist officers or incident commanders with planning and responding to situations such as:**
   - **a. Public safety and life preservation missions including, but not limited to, barricaded suspects, hostage situations, active shooters, apprehension of armed and dangerous fleeing suspects, and during the execution of search warrants.**
   - **b. Major traffic collision investigations.**
   - **c. Natural disaster management or disaster response and recovery.**
   - **d. Mass casualty events.**
   - **e. Search for lost or missing persons or rescue events.**
   - **f. Suspected explosive devices.**
   - **g. Post-incident crime scene preservation and documentation.**
   - **h. Pursuant to a search warrant.**
   - **i. Anytime a UAS would enhance public safety and improve operational safety.**
   - **j. Anti-UAV operations when a person is operating a UAV in a manner which impedes emergency personnel who, in the course of their duties, are coping with an emergency (refer to Penal Code 402(a)(2)).**
   - **k. Training missions.**
   - **l. Mutual aid support or training missions in support of Gonzales Fire Department when the underlying mission meets the uses outlined in policy. Unmanned aerial systems used by the Gonzales Police Department are used in compliance with all federal, state, and local laws.**
   - **m. Special Events.**

   In Fiscal Year 2025/2026 the drone had a total of fifty-five (55) flights, ten (10) of which were completed for training purposes.

B. A summary of any complaints or concerns received concerning the military equipment. **The City received a limited number of informal assertions during the course of public comment that the drone has been used in violation of relevant law and for improper or illegal purposes. None of these claims has ever been substantiated.**

C. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**

D. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report**. There have been no training or operational costs in Fiscal Year 2025-26.**

E. The quality possessed of each type of military equipment. **One.**

4. **Unmanned Aerial System (UAS) (aka "drones")**. The Gonzales Police Department operates one DJI Avata 2 FPV UAS. This UAS is an unmanned, remotely powered and piloted aerial

system that can sustain direct flight, designed for gathering information via photograph, recording or other means. The Avata 2 UAS is a smaller drone that is flown remotely in FPV (First-Person View) mode. FPV is where the pilot wears FPV goggles that receive a live, real-time video feed transmitted directly from the drone's onboard camera.

F. A summary of how the military equipment was used and the purpose of its use. **The Gonzales Police Department uses this UAS for law enforcement operations to preserve and enhance public safety. The UAS is compact enough to be flown inside buildings and can be used to visually clear the interior of a building prior to sending in police personnel. The UAS can be deployed when an overhead view would assist officers or incident commanders with planning and responding to situations such as:**
   a. Public safety and life preservation missions including, but not limited to, barricaded suspects, hostage situations, active shooters, apprehension of armed and dangerous fleeing suspects, and during the execution of search warrants.
   b. Major traffic collision investigations.
   c. Natural disaster management or disaster response and recovery.
   d. Mass casualty events.
   e. Search for lost or missing persons or rescue events.
   f. Suspected explosive devices.
   g. Post-incident crime scene preservation and documentation.
   h. Pursuant to a search warrant.
   i. Anytime a UAS would enhance public safety and improve operational safety.
   j. Anti-UAV operations when a person is operating a UAV in a manner which impedes emergency personnel who, in the course of their duties, are coping with an emergency (refer to Penal Code 402(a)(2)).
   k. Training missions.
   l. Mutual aid support or training missions in support of Gonzales Fire Department when the underlying mission meets the uses outlined in policy. Unmanned aerial systems used by the Gonzales Police Department are used in compliance with all federal, state, and local laws.
   m. Special Events.

   In Fiscal Year 2025/2026 the drones had a total of thirty-five (35) flights, thirty-two (32) of which were completed for training purposes.

G. A summary of any complaints or concerns received concerning the military equipment. **The City has received no complaints that the drone has been used in violation of relevant law and for improper or illegal purposes.**

H. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response. **None.**

I. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the year following submission of the annual military equipment report**. There have been no training or operational costs in Fiscal Year 2025-26.**

J. The quality possessed of each type of military equipment. **One.**

EXHIBIT B

ORDINANCE NO. 2022-131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GONZALES APPROVING GONZALES POLICE DEPARTMENT POLICY MANUAL, POLICY 709- MILITARY EQUIPMENT

WHEREAS, on September 30, 2021, Governor Gavin Newsom signed into law Assembly Bill 481, relating to the use of military equipment by law enforcement agencies; and

WHEREAS, Assembly Bill 481 (AB 481), codified at California Government Code sections 7070 through 7075, requires law enforcement agencies to obtain approval of the applicable governing body, by an ordinance adopting a "military equipment" use policy at a regular meeting held pursuant to open meeting laws prior to taking certain actions relating to the funding, acquisition, or use of "military equipment." The term "military equipment" is defined in California Government Code Section 7070; and

WHEREAS, AB 481 allows the City Council to approve the funding, acquisition, or use of military equipment within its jurisdiction only if it makes specified determinations; and

WHEREAS, a proposed military equipment use policy is found within Gonzales Police Department Policy Manual, Policy 709-Military Equipment ("Policy 709"); and

WHEREAS, the policy was published and displayed on the City of Gonzales website on April 19, 2022, had a public hearing notice concerning its potential adoption published on June 1, 2022, and is being presented to the City Council for adoption on June 20, 2022;

WHEREAS, Policy 709 meets the requirements of California Government Code Section 7070; and

WHEREAS, the Council believes that with respect to Policy 709, 1) the identified equipment is necessary because there is no reasonable alternative that can achieve the same objective of officer and civilian safety, 2) the policy will serve to safeguard the public's welfare, safety, civil rights, and civil liberties, 3) in future instances in which equipment is to be purchased, the equipment will be reasonably cost effective compared to available alternatives that can achieve the same objective of officer and civilian safety (the City has no plans to seek grants of surplus property in 2022), and 4) corrective action has been taken, as necessary, to ensure that prior nonconforming use of military equipment is in compliance with new policies; and

WHEREAS, by approving Policy 709, the Council will be authorizing the limited use of identified "military equipment" by the members of the Gonzales Police Department, and attendant annual reporting and approval of use of such equipment in accordance with Policy 709; and

WHEREAS, in the enactment of this ordinance, the City followed the guidelines adopted by the State of California and published in the California Code of Regulations, Title 14, Section 15000, et seq. and found this activity is not a "project" as defined by the California

Environmental Quality Act (CEQA) because it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GONZALES DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. All of the recitals set forth above are true and correct and by this reference are adopted as findings of the City Council as though set forth in full within the body of this ordinance.

SECTION 2. The Council hereby approves City of Gonzales Police Department Policy Manual Policy 709-Military Equipment, a copy of which is attached hereto and by this reference incorporated herein. A copy of approved Policy 709 will be added to the City's website for continuous access by the Council, staff and the public.

SECTION 3. The City Manager is directed to execute all documents and to perform all other acts necessary to implement this Ordinance.

SECTION 4. If any provision, section, paragraph, sentence, clause or phrase of this ordinance, or any part thereof, or the application thereof to any person or circumstance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance, or any part thereof, or its application to other persons or circumstances. The City Council hereby declares that it would have passed and adopted each provision, section, paragraph, subparagraph, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, paragraphs, subparagraphs, sentences, clauses or phrases, or the application thereof to any person or circumstance, be declared invalid or unconstitutional.

SECTION 5. This ordinance shall become effective on the thirtieth (30th) day following its passage and adoption hereof.

This ordinance was introduced and read on the 18th day of April 2022, and was finally adopted on the 20th day of June 2022, by the following vote:

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 6th day of June, 2022, by the following vote:

AYES:	**COUNCIL MEMBERS:**	Mayor Pro Tem Scott Funk, Liz Silva, Lorraine Worthy, Paul Miller, and Mayor Jose L. Rios
NOES:	**COUNCIL MEMBERS:**	None
ABSTAIN:	**COUNCIL MEMBERS:**	None
ABSENT:	**COUNCIL MEMBERS:**	None

Jose L. Rios, The Honorable Mayor

ATTEST:

Mary Villegas, Deputy City Clerk

Military Equipment

709.1 PURPOSE AND SCOPE

The Gonzales Police Department does not participate in the 1033 Program and has not obtained any military equipment from the military, nor does it possess any equipment that was designed for military use. However, California Government Code § 7071(b) requires that law enforcement agencies submit a proposed Military Equipment Use Policy to their governing body for approval.

The purpose of this policy is to provide guidelines for the approval, acquisition, and reporting requirements of “military equipment” (Government Code § 7070; Government Code § 7071; Government Code § 7072). This policy is provided to fulfill the obligations set forth in Assembly Bill 481. These obligations include but are not limited to seeking approval on specific items deemed to be military equipment and requirements related to compliance, annual reporting, cataloging, and complaints regarding these items.

709.1.1 DEFINITIONS

Definitions related to this policy include (Government Code § 7070):

Governing body – The elected or appointed body that oversees the Department.

Military equipment – any of a wide variety of items as defined by California Government Code section 7070, subsections (c)(1) through (c)(16) listed below:

1. Unmanned, remotely piloted, powered aerial or ground vehicles.

2. Mine-resistant ambush-protected (MRAP) vehicles or armored personnel carriers. However, police versions of standard consumer vehicles are specifically excluded from this subdivision.

3. High mobility multipurpose wheeled vehicles (HMMWV), two-and-one-half-ton trucks, five-ton trucks, or wheeled vehicles that have a breaching or entry apparatus attached. However, unarmored all-terrain vehicles (ATVs) and motorized dirt bikes are specifically excluded from this subdivision.

4. Tracked armored vehicles that provide ballistic protection to their occupants and utilize a tracked system instead of wheels for forward motion.

5. Command and control vehicles that are either built or modified to facilitate the operational control and direction of public safety units.

6. Weaponized aircraft, vessels, or vehicles of any kind.

7. Battering rams, slugs, and breaching apparatuses that are explosive in nature. However, items designed to remove a lock, such as bolt cutters, or a handled arm ram designed to be operated by one person, are specifically excluded from this subdivision.

8. Firearms and ammunition of .50 caliber or greater. However, standard issue shotguns are specifically excluded from this subdivision.

9. Ammunition of .50 caliber or greater. However, standard issue shotgun ammunition is specifically excluded from this subdivision.

10. Specialized firearms and ammunition of less than .50 caliber, including firearms and accessories identified as assault weapons in Penal Code § 30510 and Penal Code § 30515, with the exception of standard-issue weapons and ammunition of less than 50 caliber that are issued to officers, agents, or employees of a law enforcement agency or state agency.

11. Any firearm or firearm accessory that is designed to launch explosive projectiles.

12. “Flashbang” grenades and explosive breaching tools, “tear gas,” and “pepper balls,” excluding standard service-issued handheld pepper spray.

13. TASER® Shockwave, microwave weapons, water cannons, and long-range acoustic devices (LRADs).

14. Projectile launch platforms and their associated munitions: 40 mm projectile launchers, “bean bag,” rubber bullet, and specialty impact (SIM) weapons.

15. Any other equipment as determined by a governing body or a state agency to require additional oversight.

16. Notwithstanding paragraphs (1) through (15), “military equipment” does not include general equipment not designated as prohibited or controlled by the federal Defense Logistics Agency.

The bold items above are the current recognized specialized “military equipment” purchased and used by the Gonzales Police Department.

709.2 POLICY REQUIREMENTS

California Government Code § 7070(d) describes a Military Use Equipment as a publicly released, written document that includes, at a minimum the following:

1. A description of each type of Military Equipment, the quantity sought, its capabilities, expected lifespan, and product descriptions from the manufacturer of the Military Equipment.

2. The purposes and authorized uses for which the law enforcement agency or the state agency proposes to use each type of Military Equipment.

3. The fiscal impact of each type of Military Equipment, including the initial costs of obtaining the equipment and estimated annual costs of maintaining the equipment.

4. The legal and procedural rules that govern each authorized use.

5. The training, including any course required by the Commission on Peace Officer

Standards and Training, that must be completed before any officer, agent, or employee of the law enforcement agency or the state agency is allowed to use each specific type of Military Equipment to ensure the full protection of the public's welfare, safety, civil rights, and civil liberties and full adherence to the Military Equipment use policy.

6. The mechanisms to ensure compliance with the Military Equipment use policy, including which independent persons or entities have oversight authority, and, if applicable, what legally enforceable sanctions are put in place for violations of the policy.

7. For a law enforcement agency, the procedures by which members of the public may register complaints or concerns or submit questions about the use of each specific type of Military Equipment, and how the law enforcement agency will ensure that each complaint, concern, or question receives a response in a timely manner.

709.3 POLICY

It is the policy of the Gonzales Police Department that members of this department comply with the provisions of Government Code § 7071 with respect to military equipment. It is also the policy of the Gonzales Police Department that there are legally enforceable safeguards, including transparency, oversight and accountability measures in place to protect the public's welfare, safety, civil rights, and civil liberties before military equipment is funded, acquired, or used.

The acquisitions of military equipment and its deployment in our communities may impact the public's safety and welfare. The public has a right to know about any funding, acquisition, or use of military equipment by local government officials, as well as a right to participate in any government agency's decision to fund, acquire, or use such equipment. Decisions regarding whether and how military equipment is funded, acquired, or used should give strong consideration to the public's welfare, safety, civil rights, and civil liberties, and should be based on meaningful public input.

709.4 MILITARY EQUIPMENT COORDINATOR

The Chief of Police has designated the Police Captain as the Commander to serve as the military equipment coordinator. The responsibilities of the military equipment coordinator include but are not limited to:

1. Acting as liaison to the City Council for matters related to the requirements of this policy.

2. Identifying department equipment that qualifies as military equipment in the current possession of the Department, or the equipment the Department intends to acquire that requires approval by the governing body.

3. Conducting an inventory of all military equipment at least annually.

4. Collaborating with any allied agency that may use military equipment within the jurisdiction of the Gonzales Police Department (Government Code § 7071).

5. Preparing for, scheduling, and coordinating the annual community engagement meeting to include:

6. Publicizing the details of the meeting.

7. Preparing for public questions regarding the department's funding, acquisition, and use of equipment.

8. Preparing the annual military equipment report for submission to the Chief of Police and ensuring that the report is made available on the department website (Government Code § 7072).

9. Establishing the procedure for a person to register a complaint or concern, or how that person may submit a question about the use of a type of military equipment, and how the Department will respond in a timely manner.

709.5 MILITARY EQUIPMENT INVENTORY

The following constitutes a list of qualifying "military equipment" for the Department. See attached:

Military Equipment List
- Current
- Desired (none at this time)
- Other Jurisdictions (Department will provide cross-references to other Policies)

709.6 APPROVAL

The Chief of Police or the authorized designee shall obtain approval from the City Council by way of an ordinance adopting the military equipment policy. As part of the approval process, the Chief of Police or the authorized designee shall ensure the proposed military equipment policy is submitted to the governing body and is available on the department website at least 30 days prior to any public hearing concerning the military equipment at issue (Government Code § 7071). The military equipment policy must be approved by the City Council prior to engaging in any of the following (Government Code § 7071):

1. Requesting military equipment made available pursuant to 10 USC § 2576a.

2. Seeking funds for military equipment, including but not limited to applying for a grant, soliciting or accepting private, local, state, or federal funds, in-kind donations, or other donations or transfers.

3. Acquiring military equipment either permanently or temporarily, including by borrowing or leasing.

4. Collaborating with another law enforcement agency in the deployment or other use of military equipment within the jurisdiction of this department.

5. Using any new or existing military equipment for a purpose, in a manner, or by a person not previously approved by the governing body.

6. Soliciting or responding to a proposal for, or entering into an agreement with, any

other person or entity to seek funds for, apply to receive, acquire, use, or collaborate in the use of military equipment.

7. Acquiring military equipment through any means not provided above.

709.7 COORDINATION WITH OTHER JURISDICTIONS

Military equipment used by any member of this jurisdiction shall be approved for use and in accordance with this Department policy. Military equipment used by other jurisdictions that are providing mutual aid to this jurisdiction shall comply with their respective military equipment use policies in rendering mutual aid.

709.8 ANNUAL REPORT

The Chief of Police or the authorized designee shall submit a military equipment report to the City Council for each type of military equipment approved within one year of approval, and annually thereafter for as long as the military equipment is available for use (Government Code § 7072). The Chief of Police or the authorized designee shall also make each annual military equipment report publicly available on the department website for as long as the military equipment is available for use.

The report shall include the following information for the immediately preceding calendar year as required by Government Code § 7072 for each type of military equipment in department inventory.

1. A summary of how the military equipment was used and the purpose of its use.

2. A summary of any complaints or concerns received concerning the military equipment.

3. The results of any internal audits, any information about violations of the military equipment use policy, and any actions taken in response.

4. The total annual cost for each type of military equipment, including acquisition, personnel, training, transportation, maintenance, storage, upgrade, and other ongoing costs, and from what source funds will be provided for the military equipment in the calendar year following submission of the annual military equipment report.

5. The quantity possessed for each type of military equipment.

6. If the law enforcement agency intends to acquire additional military equipment in the next year, the quantity sought for each type of military equipment.

709.9 COMMUNITY ENGAGEMENT

Within 30 days of submitting and publicly releasing the annual report, the Department shall hold at least one well-publicized and conveniently located community engagement meeting, at which the Department should discuss the report and respond to public questions regarding the funding, acquisition, or use of military equipment.

709.10 COMPLIANCE

The Gonzales Police Department is committed to responding to complaints, concerns, and questions received in a timely manner. Members of the public wishing to make a complaint, ask a question or express a concern can do so by any of the following means:

1. Via email to: gonzalespd@ci.gonzales.ca.us
2. Via phone call to: Captain Mendoza 831-675-5010
3. Via mail sent to: Gonzales Police Department, 109 4th Street, Gonzales, CA 93926
4. Via in person by responding to the above address

Attachments

Military Equipment List

Less Lethal Weapon	
Type	less lethal tear/flare Launcher
Description	Federal Laboratory Gas Riot Gun Model 203-A. Length 27”, Caliber 1.5 38MM, weight 8 LBS
Quantity	3
Capabilities	Will launch a 38mm (1.05”) less lethal Tear/Flare projectiles up to 150 yards.
Expected lifespan	15 years
Manufacturer's description	A 38 MM Model 203-A compact single-shot break open tear/flare launcher. It has a 12-inch smooth bore barrel.
Purpose and authorized uses	To compel an individual to cease his/her actions when such less lethal weapon presents a reasonable option. A verbal warning of the intended use of the device should precede its application.
Fiscal impact	$300 (each)
Legal and procedural rules	Refer to policy 300 (Use of Force)
Required training	Sworn members utilizing the 38mm less lethal launcher are to be trained in their use by CA POST certified less lethal instructors.
Compliance mechanisms	Use is subject to the applicable policies (300 Use of Force)

Lethal Weapon	
Type	Semi-Auto Patrol Rifle
Description	Colt M4 LE6940, Semi-Auto rifle, black in color, with plastic handguard, and adjustable stock.
Quantity	5
Capabilities	A rifle that fires an intermediate-power cartridge (.223/5.56) which is more powerful than a standard pistol.
Expected lifespan	10 years
Manufacturer's description	The Colt M4 Carbine is a Gas Operated Semi-Auto rifle, chambered in 223 Remington/5.56 NATO. The M4 Carbine features a 16.1" barrel and Reversible safety selector and has an overall expanded length of 35.5". The M4 Carbine utilizes a 4-position collapsible stock.
Purpose and authorized uses	The Colt M4 Carbine enables officers when in compliance with the GZPD's Use of Force Policy, to address short to long distance threats, or those threats who are heavily armed, armored or both. Further, in both short and long-distance deployments, they allow officers precision shot placement minimizing the risk to officers and innocent citizens. There are no known alternatives to these weapons that will provide the same level of distance and precision.
Fiscal impact	$1,100 (each)
Legal and procedural rules	Refer to policy 300 Use of Force
Required training	Sworn members utilizing the Colt M4 Carbine are trained in their use by CA POST certified firearms instructors.
Compliance mechanisms	Use is subject to the applicable Policy 300 (Use of Force)

Lethal Weapon	
Type	Semi-Auto Patrol Rifle
Description	Colt M4 LE6920, Semi-Auto rifle, black in color, with plastic handguard, and adjustable stock.
Quantity	4
Capabilities	A rifle that fires an intermediate-power cartridge (.223/5.56) which is more powerful than a standard pistol.
Expected lifespan	10 years
Manufacturer's description	The Colt M4 Carbine is a Gas Operated Semi-Auto rifle, chambered in 223 Remington/5.56 NATO. The M4 Carbine features a 16.1" barrel and Reversible safety selector and has an overall expanded length of 35.5". The M4 Carbine utilizes a 4-position collapsible stock and A2 flash hider.
Purpose and authorized uses	The Colt M4 Carbine enables officers when in compliance with the GZPD's Use of Force Policy, to address short to long distance threats, or those threats who are heavily armed, armored or both. Further, in both short and long-distance deployments, they allow officers precision shot placement minimizing the risk to officers and innocent citizens. There are no known alternatives to these weapons that will provide the same level of distance and precision.
Fiscal impact	$1,100 (each)
Legal and procedural rules	Refer to policy 300 (Use of Force)
Required training	Sworn members utilizing the Colt M4 Carbine are trained in their use by CA POST certified firearms instructors.
Compliance mechanisms	Use is subject to the applicable policies (300 Use of Force)

Lethal Ammunition	
Type	Winchester Ranger Law Enforcement Ammunition .223 Caliber 55 grain pointed soft point rifle round
Description	Lead Soft Point, Imitates rapid expansion for massive energy deposit. The thin wall jacket reduces engraving forces for improved accuracy. Lead Core designed for maximum fragmentation. Crimped Primer improves functionality and reliability.
Quantity	7,040
Capabilities	Operational range 0-300 yards
Expected lifespan	10 years
Manufacturer's description	Founded in 1866, Winchester is known as one of the worlds most recognized and respected ammunition brands. Winchester began offering its quality product in 1873 and has been providing the citizens and military of the United States with the same standard of quality ever since. Winchester Ammunition offers ammo for all occasions- hunting, shooting, and protection. To maintain a high level of innovation across products, Winchester Ammunition is constantly manufacturing newly designed ammo to meet their customer's needs. Winchester Ammunition prides itself upon commitment and high-quality products. Along with producing high quality ammunition, Winchester Ammunition truly cares about the shooting sports heritage and is a leader for hunting conservation and education.
Purpose and authorized uses	To project a force against a selected target to have an effect and stop the threat when other reasonable options are not viable. A verbal warning should precede its application.
Fiscal impact	$550 per case of 1000
Legal and procedural rules	Refer to policies 300 (Use of Force)
Required training	Sworn members utilizing Winchester ammunition are trained in their use by CA POST certified instructors.
Compliance mechanisms	Use is subject to applicable policy (300 Use of Force)

CITY OF GONZALES

AGENDA ITEM

7.2

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: **Public Hearing** to Consider **Resolution No. 2026-42**, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - California Breeze Benefit Assessment District, Phase Nos. 1, 2 and 3; and **Resolution No. 2026-43**, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - California Breeze Parks and Open Spaces Maintenance Assessment District, Phases 1, 2 & 3

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council adopt:

- Resolution No. 2026-42, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - California Breeze Benefit Assessment District, Phase Nos. 1, 2 and 3; and
- Resolution No. 2026-43, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - California Breeze Parks and Open Spaces Maintenance Assessment District, Phases 1, 2 & 3

BACKGROUND

By law, the City is required to schedule annual hearings to set assessments to pay for the costs and expenses of

operating, maintaining and servicing public improvements and facilities located within each of the assessment districts that have been previously established by the City. The City's Designated Engineer of Work, Harris & Associates ("Harris"), has prepared Engineer's Reports containing information about each of the assessment districts, the improvements to be served through the collection of the assessments, and the actual amount of each assessment on each impacted parcel. Copies of the Preliminary Engineer's Reports were filed with the City Clerk on or about May 22, 2026 and were and are available for review upon request.

REVIEW AND ANALYSIS

On June 15, 2026, the City Council approved Resolutions 2026-30 through 2026-37 providing preliminary approval of the Engineer's Reports for each of the involved districts and setting the public hearing date for consideration of the assessments for each district as July 20, 2026. Public notice for the hearing for each of the district resolutions was published on June 24, 2026. The attached resolutions, if approved, will provide final approval of the Engineer's Report for each district, authorize the levy and collection of said assessments, and order the maintenance, operating and/or servicing of the improvements identified in each Engineer's Report. Labor, overhead and staff costs are also included in the proposed assessments. The applicable CPI to be applied to all but the California Breeze Districts has been determined to be 3.79% and has been used in finalizing all assessment calculations.

Consideration and action on the eight (8) resolutions should only be taken after the public hearing for each district (or groupings of districts) has been completed. Once the resolutions have been approved, Staff has been directed to forward the documents to the County so that the assessments can be paid through the property tax roll system.

The assessments set forth below have been identified for each of the districts for Fiscal Year 2026-2027. Details on how the fees were calculated are included in each respective Engineer's Report. As noted above, Harris is recommending that the City adjust the maximum assessments (the highest assessment that could be levied in any given year during the life of a district) for the Canyon Creek, Cipriani, and Industrial Park Districts by the CPI for the previous year, established at 3.79%. The California Breeze Benefit Assessment Districts were not adopted with provisions that allow for annual CPI adjustments.

There is no proposed change to the assessments from last year for the California Breeze assessment districts. The Canyon Creek Benefit and Parks and Open Spaces District assessments are proposed to increase by $6.00 from $600.00 to $606.00, with an increase of $4.86 in Parks and Open Spaces District 3, from $486.00 to $490.86. In the Cipriani districts, the Benefit Assessment districts have a proposed increase of $39.96, from $1,052.04 to $1,092.00 for Lots 1-7, and a proposed $25.74 increase in the assessments, from $678.00 to $703.74 for Lots 8-66 and 70-75. In the Cipriani Parks and Open Space District, there is a proposed increase of $24.68, from $650.00 to $674.68. In the Industrial Park districts, assessments in the Parks and Landscape District will increase from $575 to $600.76 per acre, while in the Benefit Assessment District there will be an increase of $57.46, from $1,513.56 to $1,571.02. The new assessments have been set to adequately address maintenance, labor and material costs and project costs in the coming fiscal year. The Industrial districts are impacted by an upcoming parkway and pond maintenance project.

Note is made of the fact that once again, fiscal costs in the California Breeze districts will exceed allowable maximum assessments that cannot be increased.

The fees for 2026-2027 will be as follows:

California Breeze Benefit Assessment District
No. 1 - Per House $187.00
No. 1 - Commercial $141.14
No. 2 - Per House $185.34
No. 3 - Per House $234.68

California Breeze Parks and Open Spaces Maintenance Assessment District
Phase 1 -Per House $227.00
Phase 1 - Commercial $88.90

Phase 2 - Per House $227.00
Phase 3 - Per House $271.76

Canyon Creek Benefit Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $606.00
No. 3 MDR - Per Unit $606.00

Canyon Creek Parks and Open Spaces Maintenance Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $490.86
No. 3 MDR - Per Unit $490.86

Gonzales Industrial Park Benefit Assessment District
Per Acre $1,571.02

Gonzales Industrial Park Landscape Maintenance Assessment District
Per Acre $600.76

Cipriani Estates Benefit Assessment District
Per House $703.74
Lots 1-7 - $1,092.00 (base assessment plus additional Storm Drain Maintenance charge)

Cipriani Estates Parks and Open Spaces Maintenance Assessment District
Per House $674.68

All funds collected for each district will be used for the routine maintenance and operation of the public improvements and facilities identified in each Engineer's Report, labor, overhead, and staff costs, and for maintaining capital reserve fund balances.

Staff recommends that the Council adopt each of the resolutions confirming district diagrams and assessments and levying said assessments in the respective Benefit and Landscape Maintenance Assessment Districts.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: The assessments fund the maintenance of various improvements located within the involved subdivisions. Regular and routine maintenance of such improvements helps to preserve the safe and attractive environment the City strives to provide for its citizens.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community.
X Yes ___No ___NA

Explain: Collection of the assessments will provide financing for the maintenance of a variety of improvements that enhance the quality of life in both the involved subdivisions and the City as a whole.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being

of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. X Yes ___No ___NA

Explain: The proposed assessments will allow the City to maintain a variety of improvements that ensure residential safety and promote local housing opportunities by maintaining a healthy housing stock.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	X	Yes	__	No	__ N/A
Housing	X	Yes	__	No	__ N/A
Recreation	__	Yes	__	No	X N/A
Environment	__	Yes	__	No	X N/A
Education	__	Yes	__	No	X N/A

Explain: The creation and annual collection of assessments enables the City to maintain improvements vital to public safety and the ongoing well-being of portions of the City's housing stock.

ALTERNATIVES

None at this time.

BUDGET IMPACT

The City will have to incur the cost of subdivision improvement maintenance if the assessments are not approved and levied.

CONCLUSION

The Council should open the public hearings, receive comment, and then consider adoption of the resolutions that are the final step in the City's annual process of levying assessments in various assessment districts established in previous years as a means of covering the costs of maintenance of various subdivision improvements.

ATTACHMENTS:
Public Hearing Notice
Resolution No. 2026-42
California Breeze Benefit AD Report
Resolution No. 2026-43
California Breeze P&OS AD Report

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

No:

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune (Salinas Valley Tribune) newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Notice of Public Hearing

1/24

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 1/24/24

At King City, California

Julie Digges

Julie Digges, Office Manager

-Page 2-

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Gonzales will hold PUBLIC HEARINGS to consider adoption of the Fiscal Year 2026/27 Assessment Rates for the following Assessment Districts as part of the regular City Council meeting on Monday, July 20, 2026, beginning at 6:00 PM in the Council Chambers, 117 Fourth Street, Gonzales, California:

District	FY 2026/27 Assessment
Canyon Creek Benefit Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 3	Residential EDU = $606 Med Density Residential EDU = $606
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 3	Residential EDU = $490.86 Med Density Residential EDU = $490.86
Industrial Park Benefit Assessment District	Commercial or Industrial = $1571.02 acre
Industrial Park Landscape Maintenance Assessment District	Commercial or Industrial = $600.76/acre
Cipriani Estates Benefit Assessment District	Residential EDU (Lots 1 -7) = $1,092.00 Residential EDU (Lots 8 - 66 and 70 - 74) = $703.74
Cipriani Estates Parks and Open Spaces Maintenance Assessment District	Residential EDU = $674.68
Calif Breeze Benefit Assessment District No. 1	Residential EDU = $187.00 Commercial EDU = $141.14
Calif Breeze Benefit Assessment District No 2	Residential EDU = $185.34
Calif Breeze Benefit Assessment District No 3	Residential EDU = $234.68
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 1)	Residential EDU = $227.00 Commercial EDU = $88.90
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 2)	Residential EDU = $227.00
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 3)	Residential EDU = $271.76

EDU = Equivalent Dwelling Unit

Further information is available by emailing Octavio Hurtado, PE, Public Works Director/City Engineer at ohurtado@ci.Gonzales.ca.us. The assessment reports and resolutions may be viewed at City Hall, 147 Fourth Street, Gonzales, CA during regular business hours.

Interested parties are invited to attend said meeting and/or provide comments or submit evidence for or against the subject matter. Written Comments may be submitted to City Clerk, City of Gonzales, PO Box 647, Gonzales, CA 93926 prior to the date and time of the public hearings. For further information, contact city staff at (831) 675-5000. If you challenge this matter, you may be limited to raising only those issues you or someone else raised at the Public Hearing or in written correspondence delivered to the city at or before these hearings.

En caso de que usted necesite ayuda para leer o entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated at Gonzales, California on June 17, 2026
/s/ Octavio Hurtado, PE, Public Works Director/City Engineer

RESOLUTION NO. 2026-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAMS AND ASSESSMENTS AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 FOR FISCAL YEAR 2026-2027

CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT, PHASES NOS. 1, 2 AND 3

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual reports for California Breeze Benefit Assessment District, Phases Nos. 1, 2, and 3, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-30 stating its intent to confirm diagrams and to levy and collect annual assessments in California Breeze Benefit Assessment District, Phases Nos. 1, 2 and 3, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual reports and to take action to confirm the diagrams and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding California Breeze Benefit Assessment District, Phases Nos. 1, 2 and 3, the levy and collection of assessments, the original and modified Engineer's Reports prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Reports, the City Council finds and determines that:

   a. The land within the identified Districts will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the Districts; and
   b. The Districts include all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the Districts in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagrams and assessments as set forth in the annual reports of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within each of said benefit assessment Districts. The assessments in Phases 1, 2, and 3 have been set at $187.00, $141.14 (Phase 1 Commercial), $185.34, and $234.68 respectively. There is no increase to any of the annual assessments from Fiscal Year 2025-2026.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the amended Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagrams and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT, PHASES 1, 2, & 3
FUND #611

May 2026

PREPARED BY
Harris & Associates
450 Lincoln Avenue, Suite 103
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the California Breeze Benefit Assessment District of the City of Gonzales to provide drainage services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code (the "1982 Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 95-45 approved on the 4th day of April, 1995. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of _____, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for the City's assessment district. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment district annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT, PHASE 1

Benefit Assessment District Phase 1 (hereinafter "BAD Phase 1") was formed in 1995 to provide a dedicated source of funding for the maintenance of various street sweeping, streetlights and lighting costs, storm drain lines repairs and replacement including necessary cleaning, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. BAD Phase 1 also provides funding for the maintenance of a Retention Pond and appurtenant access road. Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to BAD Phase 1 on the same basis as the improvements specified above and drainage facilities within development projects in the City. New developments within the City have been required to annex to BAD Phase 1 as a condition of approval. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time BAD Phase 1 was formed.

BAD Phase 1 is generally bounded on the east by Herold Parkway, on the west by State Route 101, on the south by a line approximately 3,200 feet south of Fifth Street and on the north by Fifth Street.

CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT, PHASE 2

Benefit Assessment District No. 2 (hereinafter "BAD Phase 2") was formed in 1995 to provide a dedicated source of funding for the maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, street lights and lighting costs, storm drain lines repairs and replacement, cleaning, flushing, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to BAD Phase 2 on the same basis as the improvements specified above. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time BAD Phase 2 was formed.

BAD Phase 2 is generally bounded on the east by Herold Parkway, on the west by State Route 101, on the south by a line approximately 4,300 feet south of Fifth Street and on the north by California Breeze Phase I.

CALIFORNIA BREEZE BENEFIT ASSESSMENT DISTRICT PHASE 3

Benefit Assessment District No. 3 (hereinafter "BAD Phase 3") was formed in 1995 to provide a dedicated source of funding for the maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, street lights and lighting costs, storm drain lines repairs and replacement cleaning, flushing, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. BAD Phase 3 also provides funding for the maintenance of a Retention Pond and appurtenant access road. Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to BAD Phase 3 on the same basis as the improvements specified above. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received as approved by the City Council at the time BAD Phase 3 was formed.

BAD Phase 3 is generally bounded on the east by Herold Parkway, on the west by State Route 101, on the north by a line approximately 4,300 feet south of Fifth Street and on the south by a line approximately 5,100 feet south of Fifth Street.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code ("1982 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1982 Act. BAD 1, BAD 2 and BAD 3 *do not include an annual cost escalation factor. Any future increase in excess of the approved maximum assessments for BAD 1, BAD 2 or BAD 3 will require the approval of a majority of the property owners in accordance with the requirements of Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act.*

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

Approval of the proposed assessment covered by this Engineer's Report will generate the revenue necessary to:

A. Provide for the continued maintenance and future rehabilitation of the items listed below. Maintenance may include but is not limited to: the upkeep, repair, removal or replacement of all or any part of the specified improvements. This shall also include material, vehicle, equipment, capital improvements and administrative costs associated with the annual administration and operation of the District.

California Breeze BAD Phase 1

1) Sweeping
2) Street Lights and Lighting Costs
3) Storm Drain Lines
4) Retention Pond Maintenance
5) Access Road Maintenance

6) Administrative Services (Internal Support)

As generally defined by the 1982 Act, maintenance and servicing of the improvements may include one or any combination of the following:

1) Cleaning
2) Repairs/Replacement
3) Flushing
4) Debris Removal
5) Electric current
6) Incidental Costs

California Breeze BAD Phase 2

1) Sweeping
2) Street Lights and Lighting Costs
3) Storm Drain Lines (repairs and replacement only)

As generally defined by the 1982 Act, maintenance and servicing of the improvements may include one or any combination of the following:

1) Cleaning
2) Repairs/Replacement
3) Flushing
4) Debris Removal
5) Electric current
6) Incidental Costs

California Breeze BAD Phase 3

1) Sweeping
2) Street Lights and Lighting Costs
3) Storm Drain Lines (repairs and replacement only)
4) Retention Pond
5) Access road

As generally defined by the 1982 Act, maintenance and servicing of the improvements may include one or any combination of the following:

1) Cleaning
2) Repairs/Replacement
3) Flushing
4) Debris Removal
5) Electric current
6) Incidental Costs

Pursuant to the 1982 Act:

B. "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.

"Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District is maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

Beginning in Fiscal Year 2021-22, the City combined the budget page to show only the total expenditures, revenues, etc. for the District, rather than showing the expenditures and revenues by individual phases of the development, as had been done in previous years.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Percolation Pond Maintenance [1]	$332
Access Road Maintenance	$332
Street Sweeping [2]	$0
Street Repairs (pot holes)	$0
Maintenance and Servicing Subtotal	**$664**
Utilities	**$12,490**
Capital Replacement/Repair Collection [3]	
Percolation Pond Dredging	$7,500
Access Road Resurfacing	$2,500
Street Resurfacing and Street Sign Replacement	$25,000
Street Repair	$0
Street Lighting Repair	$5,000
Storm Drain Repair	$7,500
Capital Replacement/Repair Subtotal	**$47,500**
Capital Outlay	**$50,000**
District Administration	
City Staff (YE Transfers GF)	$14,000
City Administration	$3,500
City Labor and Overhead [4]	$18,357
Engineering (Surveys & Assessment)	$722
Supplies, Printing & Advertising Notices	$1,529
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$166
Contingency	$0
District Administration Subtotal	**$39,775**
TOTAL EXPENDITURES	**$150,428**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$66,322
Actual/Estimated Use of Money and Property (Interest)	$1,530
Transfer (To)/From Fund Balance	$82,576
TOTAL REVENUES & ADJUSTMENTS	**$150,428**
OPERATING RESERVE FUND BALANCE [5]	
Estimated Balance 7/1/2026	$75,214
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$641
Estimated Balance 6/30/2027	**$75,855**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$92,394
Estimated Addition/(Reduction)	($82,576)
Estimated Interest Income	$889
Estimated Balance 6/30/2027	**$10,707**
ANNUAL LEVY SUMMARY [6]	
Total SFR Parcels Levied	**317**
Total SFR EDUs	**317.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Total Commercial Parcels Levied	**2**
Total Commercial EDUs	**12.93**
Maximum Assessment per EDU	**$141.14**
Assessment per EDU	**$141.14**

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

Budget Footnotes

[1] Phases I & II utilize one percolation pond. Phase III utilizes a separate retention pond.

[2] Regularly scheduled street sweeping services are performed by Franchise Waste Hauler at no cost to the District. Any services above and beyond said regularly scheduled services will be billed to and paid for the the District

[3] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City.

[4] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

[5] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current

[6] The California Breeze Benefit Assessment District has 3 separate phases. The assessment amounts for each are as follows:

Phase 1 SFR (single family residential) Maximum Assessment $187.01. Actual Assessment $187.00.

Phase 1 COM (commercial) Maximum Assessment $141.14. Actual Assessment $141.14.

Phase 2 SFR Maximum Assessment $185.35. Actual Assessment $185.34.

Phase 3 SFR Maximum Assessment $234.68. Actual Assessment $234.68.

Note: A slurry seal project was completed for the District during the 2022 calendar year, using $50,000 from the Capital Reserve fur

A slurry seal project is scheduled for the District during the 2026 calendar year, using $50,000 from the Capital Reserve fund.

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the California Breeze Benefit Assessment District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS – SPECIAL BENEFIT

Pursuant to the 1982 Act and Article XIIID, all parcels that receive a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. Chapter 6.4, Division 2, Title 5, of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment districts by Cities for the purpose of providing certain public improvements that include street maintenance.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

(a) No benefit assessment shall be levied pursuant to this chapter unless it meets all of the following requirements:

(1) The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service. Except as provided in subdivision (d) or (e) of Section 54715, in the case of a benefit assessment for flood control services, the benefit must be determined on the basis of the proportionate storm water runoff from each parcel. In the case of an assessment for the maintenance of streets, roads, or highways, the benefit shall be in proportion to the estimated traffic volume to be generated by each parcel assessed, or by any other reasonable basis as determined by the legislative body.

(2) The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service.

(3) The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The 1982 Act also permits the designation of zones of benefit within any individual assessment district.

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. The costs for the operation, maintenance and servicing of the improvements maintained for each zone are apportioned in accordance with the methodology which was established by the City Council upon formation of the District.

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

GENERAL PROVISIONS – GENERAL BENEFIT

Although the improvements may include public streets and drainage facilities that connect to similar facilities outside the Districts' boundaries, the construction, maintenance and operation of these improvements are only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the Districts' boundaries and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District's improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

ASSESSMENT METHODOLOGY

Method of Assessment – BAD Phase 1

All costs associated with the maintenance and operation of BAD Phase 1 improvements including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the BAD 1 improvements including incidentals and appurtenances is of special benefit to parcels within the district and shall be spread to all developed parcels within the District on a pro-rata development unit basis. Developed parcels are those parcels on which final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Undeveloped parcels without an approved tentative map shall be assigned zero (0) potential development units.

Factored development unit calculations for residential areas are as follows: Low Density Residential = 1.0 Equivalent Dwelling Unit (EDU)

Office and commercial use is assessed based on an equivalent basis of 3.8 EDUs per acre using the gross parcel area. The resulting Parcel A area, as shown on the assessment diagram, is assessed at 13.6 EDUs.

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Proposed and existing community or neighborhood park lands are of special benefit to parcels within Phase 1, Phase 2, and Phase 3, and are not assessed (Parcels B and C), as shown on the assessment diagram. The detention pond, Parcel B, which is for the exclusive use of this development, is not assessed.

The neighborhood park, Parcel C, was a development requirement, and was constructed by this development.

The assessment costs for the operation; maintenance and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time that the most equitable method for spreading the estimated benefit received by each parcel in BAD Phase 1 should be based on the EDU method. One parcel within the boundaries of BAD Phase 1 is designated under a commercial land use. While the residential parcels will be assessed on the basis of one EDU per parcel, the commercial parcel will be assessed 3.8 EDU per acre. The formula is as follows:

CALIFORNIA BREEZE BENEFIT DISTRICT PHASE 1 ASSESSMENT CALCULATION							
LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	72	72	n/a	1.00	72.00	$187.00	$13,464.00
COMMERCIAL	2	0	3.40	3.80	12.93	$141.14	$1,825.16
TOTALS	74	72	3.40	3.80	84.93		$15,289.16

Method of Assessment – BAD Phase 2

All costs associated with the maintenance and operation of BAD Phase 2 improvements including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the BAD Phase 2 improvements including incidentals and appurtenances is of special benefit to parcels within the District and shall be spread to all developed parcels within the District on a pro-rata development unit basis. Developed parcels are those parcels on which final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Unit calculations for residential areas are as follows: Low Density Residential = 1.0 Equivalent Dwelling Unit (EDU).

The assessment costs for the operation, maintenance, and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time that the most equitable method for spreading the estimated benefit received by each parcel in BAD Phase 2 should be based on the EDU method. The formula is as follows:

BENEFIT ASSESSMENT DISTRICT PHASE 2 MAINTENANCE ASSESSMENT CALCULATION							
LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	131	131	n/a	1.00	131.00	$185.34	$24,279.54

Method of Assessment – BAD Phase 3

All costs associated with the maintenance and operation of BAD Phase 3 improvements, including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees, all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the BAD Phase 3 improvements, including incidentals and appurtenances is of special benefit to properties within the District and shall be spread to all developed parcels within the District on a pro-rata development unit basis. The neighborhood park was constructed by this development for the benefit of this development. Developed Parcels are those parcels on which a final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Factored development unit calculations for residential areas are as follows: Low Density Residential = 1.0 Equivalent Dwelling Unit (EDU).

Parcels owned by the City of Gonzales are not assessed, which include Parcel "A", right-of-way reservation, right-of-way for a future grade separation structure, and Parcel "B", the retention pond site, which was constructed to serve this development.

The assessment costs for the operation, maintenance, and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time that the most equitable method for spreading the estimated benefit received by each parcel in BAD Phase 3 should be based on the EDU method. The formula is as follows:

BENEFIT ASSESSMENT DISTRICT PHASE 3 MAINTENANCE ASSESSMENT CALCULATION

LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	114	114	n/a	1.00	114.00	$234.68	$26,753.52

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Percolation Pond Maintenance [1]	$332
Access Road Maintenance	$332
Street Sweeping [2]	$0
Street Repairs (pot holes)	$0
Maintenance and Servicing Subtotal	**$664**
Utilities	**$15,061**
Capital Replacement/Repair Collection [3]	
Percolation Pond Dredging	$7,500
Access Road Resurfacing	$2,500
Street Resurfacing and Street Sign Replacement	$25,000
Street Repair	$0
Street Lighting Repair	$5,000
Storm Drain Repair	$7,500
Capital Replacement/Repair Subtotal	**$47,500**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	$14,000
City Administration	$3,500
City Labor and Overhead [4]	$19,018
Engineering (Surveys & Assessment)	$4,229
Supplies, Printing & Advertising Notices	$1,422
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$166
Contingency	$0
District Administration Subtotal	**$43,835**
TOTAL EXPENDITURES	**$107,060**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$66,322
Actual/Estimated Use of Money and Property (Interest)	$1,530
Transfer (To)/From Fund Balance	$39,208
TOTAL REVENUES & ADJUSTMENTS	**$107,060**
OPERATING RESERVE FUND BALANCE [5]	
Estimated Balance 7/1/2025	$53,530
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$641
Estimated Balance 6/30/2026	**$54,171**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$95,008
Estimated Addition/(Reduction)	($39,208)
Estimated Interest Income	$889
Estimated Balance 6/30/2026	**$56,689**
ANNUAL LEVY SUMMARY [6]	
Total SFR Parcels Levied	**317**
Total SFR EDUs	**317.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Assessment Needed to Fully Fund	Varies*
Total Commercial Parcels Levied	**2**
Total Commercial EDUs	**12.93**
Maximum Assessment per EDU	**$141.14**
Assessment per EDU	**$141.14**
Assessment Needed to Fully Fund	$324.53

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-281-001-000	I	1.00	$186.53	$0.47	$187.00
020-281-002-000	I	1.00	$186.53	$0.47	$187.00
020-281-003-000	I	1.00	$186.53	$0.47	$187.00
020-281-004-000	I	1.00	$186.53	$0.47	$187.00
020-281-005-000	I	1.00	$186.53	$0.47	$187.00
020-281-006-000	I	1.00	$186.53	$0.47	$187.00
020-281-007-000	I	1.00	$186.53	$0.47	$187.00
020-281-008-000	I	1.00	$186.53	$0.47	$187.00
020-281-009-000	I	1.00	$186.53	$0.47	$187.00
020-281-010-000	I	1.00	$186.53	$0.47	$187.00
020-281-011-000	I	1.00	$186.53	$0.47	$187.00
020-281-012-000	I	1.00	$186.53	$0.47	$187.00
020-281-013-000	I	1.00	$186.53	$0.47	$187.00
020-281-014-000	I	1.00	$186.53	$0.47	$187.00
020-281-015-000	I	1.00	$186.53	$0.47	$187.00
020-281-016-000	I	1.00	$186.53	$0.47	$187.00
020-281-017-000	I	1.00	$186.53	$0.47	$187.00
020-281-018-000	I	1.00	$186.53	$0.47	$187.00
020-281-019-000	I	1.00	$186.53	$0.47	$187.00
020-281-020-000	I	1.00	$186.53	$0.47	$187.00
020-281-021-000	I	1.00	$186.53	$0.47	$187.00
020-281-022-000	I	1.00	$186.53	$0.47	$187.00
020-281-023-000	I	1.00	$186.53	$0.47	$187.00
020-281-024-000	I	1.00	$186.53	$0.47	$187.00
020-281-025-000	I	1.00	$186.53	$0.47	$187.00
020-281-026-000	I	1.00	$186.53	$0.47	$187.00
020-281-027-000	I	1.00	$186.53	$0.47	$187.00
020-281-028-000	I	1.00	$186.53	$0.47	$187.00
020-281-029-000	I	1.00	$186.53	$0.47	$187.00
020-281-030-000	I	1.00	$186.53	$0.47	$187.00
020-281-031-000	I	1.00	$186.53	$0.47	$187.00
020-281-032-000	I	1.00	$186.53	$0.47	$187.00
020-281-033-000	I	1.00	$186.53	$0.47	$187.00
020-281-034-000	I	1.00	$186.53	$0.47	$187.00
020-281-035-000	I	1.00	$186.53	$0.47	$187.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-281-036-000	I	1.00	$186.53	$0.47	$187.00
020-281-037-000	I	1.00	$186.53	$0.47	$187.00
020-281-038-000	I	1.00	$186.53	$0.47	$187.00
020-281-039-000	I	1.00	$186.53	$0.47	$187.00
020-281-040-000	I	1.00	$186.53	$0.47	$187.00
020-281-041-000	I	1.00	$186.53	$0.47	$187.00
020-281-042-000	I	1.00	$186.53	$0.47	$187.00
020-281-043-000	I	1.00	$186.53	$0.47	$187.00
020-281-044-000	I	1.00	$186.53	$0.47	$187.00
020-281-045-000	I	1.00	$186.53	$0.47	$187.00
020-281-046-000	I	1.00	$186.53	$0.47	$187.00
020-281-047-000	I	1.00	$186.53	$0.47	$187.00
020-281-048-000	I	1.00	$186.53	$0.47	$187.00
020-281-049-000	I	1.00	$186.53	$0.47	$187.00
020-281-050-000	I	1.00	$186.53	$0.47	$187.00
020-281-051-000	I	1.00	$186.53	$0.47	$187.00
020-281-052-000	I	1.00	$186.53	$0.47	$187.00
020-281-053-000	I	1.00	$186.53	$0.47	$187.00
020-281-054-000	I	1.00	$186.53	$0.47	$187.00
020-281-055-000	I	1.00	$186.53	$0.47	$187.00
020-281-056-000	I	1.00	$186.53	$0.47	$187.00
020-281-057-000	I	1.00	$186.53	$0.47	$187.00
020-281-058-000	I	1.00	$186.53	$0.47	$187.00
020-281-059-000	I	1.00	$186.53	$0.47	$187.00
020-281-060-000	I	1.00	$186.53	$0.47	$187.00
020-281-061-000	I	1.00	$186.53	$0.47	$187.00
020-281-062-000	I	1.00	$186.53	$0.47	$187.00
020-281-063-000	I	1.00	$186.53	$0.47	$187.00
020-281-064-000	I	1.00	$186.53	$0.47	$187.00
020-281-065-000	I	1.00	$186.53	$0.47	$187.00
020-281-066-000	I	1.00	$186.53	$0.47	$187.00
020-281-067-000	I	1.00	$186.53	$0.47	$187.00
020-281-068-000	I	1.00	$186.53	$0.47	$187.00
020-281-069-000	I	1.00	$186.53	$0.47	$187.00
020-281-070-000	I	1.00	$186.53	$0.47	$187.00
020-281-071-000	I	1.00	$186.53	$0.47	$187.00
020-281-072-000	I	1.00	$186.53	$0.47	$187.00
020-281-073-001	I	0.00	$186.53	$0.00	$0.00
020-281-074-000	I	0.00	$186.53	$0.00	$0.00
020-281-075-000	I	0.00	$186.53	$0.00	$0.00
020-281-078-000	I	2.19	$140.79	$0.77	$309.46
020-281-081-000	I	10.74	$140.79	$3.78	$1,515.70
TOTALS		**84.93**			**$15,289.16**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-291-001-000	II	1.00	$184.88	$0.46	$185.34
020-291-002-000	II	1.00	$184.88	$0.46	$185.34
020-291-003-000	II	1.00	$184.88	$0.46	$185.34
020-291-004-000	II	1.00	$184.88	$0.46	$185.34
020-291-005-000	II	1.00	$184.88	$0.46	$185.34
020-291-006-000	II	1.00	$184.88	$0.46	$185.34
020-291-007-000	II	1.00	$184.88	$0.46	$185.34
020-291-008-000	II	1.00	$184.88	$0.46	$185.34
020-291-009-000	II	1.00	$184.88	$0.46	$185.34
020-291-010-000	II	1.00	$184.88	$0.46	$185.34
020-291-011-000	II	1.00	$184.88	$0.46	$185.34
020-291-012-000	II	1.00	$184.88	$0.46	$185.34
020-291-013-000	II	1.00	$184.88	$0.46	$185.34
020-291-014-000	II	1.00	$184.88	$0.46	$185.34
020-291-015-000	II	1.00	$184.88	$0.46	$185.34
020-292-001-000	II	1.00	$184.88	$0.46	$185.34
020-292-002-000	II	1.00	$184.88	$0.46	$185.34
020-292-003-000	II	1.00	$184.88	$0.46	$185.34
020-292-004-000	II	1.00	$184.88	$0.46	$185.34
020-292-005-000	II	1.00	$184.88	$0.46	$185.34
020-292-006-000	II	1.00	$184.88	$0.46	$185.34
020-292-007-000	II	1.00	$184.88	$0.46	$185.34
020-292-008-000	II	1.00	$184.88	$0.46	$185.34
020-292-009-000	II	1.00	$184.88	$0.46	$185.34
020-292-010-000	II	1.00	$184.88	$0.46	$185.34
020-292-011-000	II	1.00	$184.88	$0.46	$185.34
020-292-012-000	II	1.00	$184.88	$0.46	$185.34
020-292-013-000	II	1.00	$184.88	$0.46	$185.34
020-292-018-000	II	1.00	$184.88	$0.46	$185.34
020-292-019-000	II	1.00	$184.88	$0.46	$185.34
020-292-020-000	II	1.00	$184.88	$0.46	$185.34
020-292-021-000	II	1.00	$184.88	$0.46	$185.34
020-292-022-000	II	1.00	$184.88	$0.46	$185.34
020-292-023-000	II	1.00	$184.88	$0.46	$185.34
020-292-024-000	II	1.00	$184.88	$0.46	$185.34
020-292-025-000	II	1.00	$184.88	$0.46	$185.34
020-292-026-000	II	1.00	$184.88	$0.46	$185.34
020-292-027-000	II	1.00	$184.88	$0.46	$185.34
020-292-028-000	II	1.00	$184.88	$0.46	$185.34
020-292-029-000	II	1.00	$184.88	$0.46	$185.34
020-293-001-000	II	1.00	$184.88	$0.46	$185.34
020-293-002-000	II	1.00	$184.88	$0.46	$185.34

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-293-003-000	II	1.00	$184.88	$0.46	$185.34
020-293-004-000	II	1.00	$184.88	$0.46	$185.34
020-293-005-000	II	1.00	$184.88	$0.46	$185.34
020-293-006-000	II	1.00	$184.88	$0.46	$185.34
020-293-007-000	II	1.00	$184.88	$0.46	$185.34
020-293-008-000	II	1.00	$184.88	$0.46	$185.34
020-293-009-000	II	1.00	$184.88	$0.46	$185.34
020-293-010-000	II	1.00	$184.88	$0.46	$185.34
020-293-011-000	II	1.00	$184.88	$0.46	$185.34
020-293-012-000	II	1.00	$184.88	$0.46	$185.34
020-293-013-000	II	1.00	$184.88	$0.46	$185.34
020-293-014-000	II	1.00	$184.88	$0.46	$185.34
020-293-015-000	II	1.00	$184.88	$0.46	$185.34
020-294-001-000	II	1.00	$184.88	$0.46	$185.34
020-294-002-000	II	1.00	$184.88	$0.46	$185.34
020-294-003-000	II	1.00	$184.88	$0.46	$185.34
020-294-004-000	II	1.00	$184.88	$0.46	$185.34
020-294-005-000	II	1.00	$184.88	$0.46	$185.34
020-294-006-000	II	1.00	$184.88	$0.46	$185.34
020-294-007-000	II	1.00	$184.88	$0.46	$185.34
020-294-008-000	II	1.00	$184.88	$0.46	$185.34
020-294-010-000	II	1.00	$184.88	$0.46	$185.34
020-301-001-000	II	1.00	$184.88	$0.46	$185.34
020-301-002-000	II	1.00	$184.88	$0.46	$185.34
020-301-003-000	II	1.00	$184.88	$0.46	$185.34
020-301-004-000	II	1.00	$184.88	$0.46	$185.34
020-301-005-000	II	1.00	$184.88	$0.46	$185.34
020-301-006-000	II	1.00	$184.88	$0.46	$185.34
020-301-007-000	II	1.00	$184.88	$0.46	$185.34
020-301-008-000	II	1.00	$184.88	$0.46	$185.34
020-301-009-000	II	1.00	$184.88	$0.46	$185.34
020-301-010-000	II	1.00	$184.88	$0.46	$185.34
020-301-011-000	II	1.00	$184.88	$0.46	$185.34
020-301-012-000	II	1.00	$184.88	$0.46	$185.34
020-301-013-000	II	1.00	$184.88	$0.46	$185.34
020-301-014-000	II	1.00	$184.88	$0.46	$185.34
020-301-015-000	II	1.00	$184.88	$0.46	$185.34
020-301-016-000	II	1.00	$184.88	$0.46	$185.34
020-301-017-000	II	1.00	$184.88	$0.46	$185.34
020-301-018-000	II	1.00	$184.88	$0.46	$185.34
020-301-019-000	II	1.00	$184.88	$0.46	$185.34
020-301-020-000	II	1.00	$184.88	$0.46	$185.34
020-301-021-000	II	1.00	$184.88	$0.46	$185.34
020-301-022-000	II	1.00	$184.88	$0.46	$185.34

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-301-023-000	II	1.00	$184.88	$0.46	$185.34
020-301-024-000	II	1.00	$184.88	$0.46	$185.34
020-301-025-000	II	1.00	$184.88	$0.46	$185.34
020-302-001-000	II	1.00	$184.88	$0.46	$185.34
020-302-002-000	II	1.00	$184.88	$0.46	$185.34
020-302-003-000	II	1.00	$184.88	$0.46	$185.34
020-302-004-000	II	1.00	$184.88	$0.46	$185.34
020-302-005-000	II	1.00	$184.88	$0.46	$185.34
020-302-006-000	II	1.00	$184.88	$0.46	$185.34
020-302-007-000	II	1.00	$184.88	$0.46	$185.34
020-302-008-000	II	1.00	$184.88	$0.46	$185.34
020-302-009-000	II	1.00	$184.88	$0.46	$185.34
020-302-010-000	II	1.00	$184.88	$0.46	$185.34
020-302-011-000	II	1.00	$184.88	$0.46	$185.34
020-302-012-000	II	1.00	$184.88	$0.46	$185.34
020-302-013-000	II	1.00	$184.88	$0.46	$185.34
020-302-014-000	II	1.00	$184.88	$0.46	$185.34
020-302-015-000	II	1.00	$184.88	$0.46	$185.34
020-302-016-000	II	1.00	$184.88	$0.46	$185.34
020-302-017-000	II	1.00	$184.88	$0.46	$185.34
020-302-018-000	II	1.00	$184.88	$0.46	$185.34
020-302-019-000	II	1.00	$184.88	$0.46	$185.34
020-302-020-000	II	1.00	$184.88	$0.46	$185.34
020-303-001-000	II	1.00	$184.88	$0.46	$185.34
020-303-002-000	II	1.00	$184.88	$0.46	$185.34
020-303-003-000	II	1.00	$184.88	$0.46	$185.34
020-303-004-000	II	1.00	$184.88	$0.46	$185.34
020-303-005-000	II	1.00	$184.88	$0.46	$185.34
020-303-006-000	II	1.00	$184.88	$0.46	$185.34
020-303-007-000	II	1.00	$184.88	$0.46	$185.34
020-303-008-000	II	1.00	$184.88	$0.46	$185.34
020-303-009-000	II	1.00	$184.88	$0.46	$185.34
020-303-010-000	II	1.00	$184.88	$0.46	$185.34
020-303-011-000	II	1.00	$184.88	$0.46	$185.34
020-303-012-000	II	1.00	$184.88	$0.46	$185.34
020-303-013-000	II	1.00	$184.88	$0.46	$185.34
020-303-014-000	II	1.00	$184.88	$0.46	$185.34
020-303-015-000	II	1.00	$184.88	$0.46	$185.34
020-303-016-000	II	1.00	$184.88	$0.46	$185.34
020-303-017-000	II	1.00	$184.88	$0.46	$185.34
020-303-018-000	II	1.00	$184.88	$0.46	$185.34
020-303-019-000	II	1.00	$184.88	$0.46	$185.34
020-303-020-000	II	1.00	$184.88	$0.46	$185.34
020-303-021-000	II	1.00	$184.88	$0.46	$185.34
020-303-022-000	II	1.00	$184.88	$0.46	$185.34
TOTALS		**131.00**			**$24,279.54**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-311-001-000	III	1.00	$234.10	$0.59	$234.68
020-311-002-000	III	1.00	$234.10	$0.59	$234.68
020-311-003-000	III	1.00	$234.10	$0.59	$234.68
020-311-004-000	III	1.00	$234.10	$0.59	$234.68
020-311-005-000	III	1.00	$234.10	$0.59	$234.68
020-311-006-000	III	1.00	$234.10	$0.59	$234.68
020-311-007-000	III	1.00	$234.10	$0.59	$234.68
020-311-008-000	III	1.00	$234.10	$0.59	$234.68
020-311-009-000	III	1.00	$234.10	$0.59	$234.68
020-311-010-000	III	1.00	$234.10	$0.59	$234.68
020-311-011-000	III	1.00	$234.10	$0.59	$234.68
020-311-012-000	III	1.00	$234.10	$0.59	$234.68
020-311-013-000	III	1.00	$234.10	$0.59	$234.68
020-311-014-000	III	1.00	$234.10	$0.59	$234.68
020-311-015-000	III	1.00	$234.10	$0.59	$234.68
020-311-016-000	III	1.00	$234.10	$0.59	$234.68
020-311-017-000	III	1.00	$234.10	$0.59	$234.68
020-311-018-000	III	1.00	$234.10	$0.59	$234.68
020-311-019-000	III	1.00	$234.10	$0.59	$234.68
020-311-020-000	III	1.00	$234.10	$0.59	$234.68
020-311-021-000	III	1.00	$234.10	$0.59	$234.68
020-311-022-000	III	1.00	$234.10	$0.59	$234.68
020-311-023-000	III	1.00	$234.10	$0.59	$234.68
020-311-024-000	III	1.00	$234.10	$0.59	$234.68
020-311-025-000	III	1.00	$234.10	$0.59	$234.68
020-311-026-000	III	1.00	$234.10	$0.59	$234.68
020-311-027-000	III	1.00	$234.10	$0.59	$234.68
020-311-028-000	III	1.00	$234.10	$0.59	$234.68
020-311-029-000	III	0.00	$234.10	$0.00	$0.00
020-311-030-000	III	0.00	$234.10	$0.00	$0.00
020-312-001-000	III	1.00	$234.10	$0.59	$234.68
020-312-002-000	III	1.00	$234.10	$0.59	$234.68
020-312-003-000	III	1.00	$234.10	$0.59	$234.68
020-312-004-000	III	1.00	$234.10	$0.59	$234.68
020-312-005-000	III	1.00	$234.10	$0.59	$234.68
020-312-006-000	III	1.00	$234.10	$0.59	$234.68
020-312-007-000	III	1.00	$234.10	$0.59	$234.68
020-312-008-000	III	1.00	$234.10	$0.59	$234.68
020-312-009-000	III	1.00	$234.10	$0.59	$234.68
020-312-010-000	III	1.00	$234.10	$0.59	$234.68
020-312-011-000	III	1.00	$234.10	$0.59	$234.68
020-312-012-000	III	1.00	$234.10	$0.59	$234.68

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-312-013-000	III	1.00	$234.10	$0.59	$234.68
020-312-014-000	III	1.00	$234.10	$0.59	$234.68
020-312-015-000	III	1.00	$234.10	$0.59	$234.68
020-312-016-000	III	1.00	$234.10	$0.59	$234.68
020-312-017-000	III	1.00	$234.10	$0.59	$234.68
020-312-018-000	III	1.00	$234.10	$0.59	$234.68
020-312-019-000	III	1.00	$234.10	$0.59	$234.68
020-312-020-000	III	1.00	$234.10	$0.59	$234.68
020-312-021-000	III	1.00	$234.10	$0.59	$234.68
020-312-022-000	III	1.00	$234.10	$0.59	$234.68
020-313-001-000	III	1.00	$234.10	$0.59	$234.68
020-313-002-000	III	1.00	$234.10	$0.59	$234.68
020-313-003-000	III	1.00	$234.10	$0.59	$234.68
020-313-004-000	III	1.00	$234.10	$0.59	$234.68
020-313-005-000	III	1.00	$234.10	$0.59	$234.68
020-313-006-000	III	1.00	$234.10	$0.59	$234.68
020-313-007-000	III	1.00	$234.10	$0.59	$234.68
020-313-008-000	III	1.00	$234.10	$0.59	$234.68
020-313-009-000	III	1.00	$234.10	$0.59	$234.68
020-313-010-000	III	1.00	$234.10	$0.59	$234.68
020-313-011-000	III	1.00	$234.10	$0.59	$234.68
020-313-012-000	III	1.00	$234.10	$0.59	$234.68
020-313-013-000	III	1.00	$234.10	$0.59	$234.68
020-313-014-000	III	1.00	$234.10	$0.59	$234.68
020-313-015-000	III	1.00	$234.10	$0.59	$234.68
020-313-016-000	III	1.00	$234.10	$0.59	$234.68
020-313-017-000	III	1.00	$234.10	$0.59	$234.68
020-313-018-000	III	1.00	$234.10	$0.59	$234.68
020-313-019-000	III	1.00	$234.10	$0.59	$234.68
020-313-020-000	III	1.00	$234.10	$0.59	$234.68
020-313-021-000	III	1.00	$234.10	$0.59	$234.68
020-313-022-000	III	1.00	$234.10	$0.59	$234.68
020-313-023-000	III	1.00	$234.10	$0.59	$234.68
020-313-024-000	III	1.00	$234.10	$0.59	$234.68
020-313-025-000	III	1.00	$234.10	$0.59	$234.68
020-313-026-000	III	1.00	$234.10	$0.59	$234.68
020-313-027-000	III	1.00	$234.10	$0.59	$234.68
020-313-028-000	III	1.00	$234.10	$0.59	$234.68
020-313-029-000	III	1.00	$234.10	$0.59	$234.68
020-313-030-000	III	1.00	$234.10	$0.59	$234.68
020-313-031-000	III	1.00	$234.10	$0.59	$234.68
020-313-032-000	III	1.00	$234.10	$0.59	$234.68
020-313-033-000	III	1.00	$234.10	$0.59	$234.68
020-313-034-000	III	1.00	$234.10	$0.59	$234.68

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-314-001-000	III	1.00	$234.10	$0.59	$234.68
020-314-002-000	III	1.00	$234.10	$0.59	$234.68
020-314-003-000	III	1.00	$234.10	$0.59	$234.68
020-314-004-000	III	1.00	$234.10	$0.59	$234.68
020-314-005-000	III	1.00	$234.10	$0.59	$234.68
020-314-006-000	III	1.00	$234.10	$0.59	$234.68
020-314-007-000	III	1.00	$234.10	$0.59	$234.68
020-314-008-000	III	1.00	$234.10	$0.59	$234.68
020-314-009-000	III	1.00	$234.10	$0.59	$234.68
020-314-010-000	III	1.00	$234.10	$0.59	$234.68
020-314-011-000	III	1.00	$234.10	$0.59	$234.68
020-314-012-000	III	1.00	$234.10	$0.59	$234.68
020-314-013-000	III	1.00	$234.10	$0.59	$234.68
020-314-014-000	III	1.00	$234.10	$0.59	$234.68
020-314-015-000	III	1.00	$234.10	$0.59	$234.68
020-314-016-000	III	1.00	$234.10	$0.59	$234.68
020-314-017-000	III	1.00	$234.10	$0.59	$234.68
020-314-018-000	III	1.00	$234.10	$0.59	$234.68
020-314-019-000	III	1.00	$234.10	$0.59	$234.68
020-314-020-000	III	1.00	$234.10	$0.59	$234.68
020-314-021-000	III	1.00	$234.10	$0.59	$234.68
020-314-022-000	III	1.00	$234.10	$0.59	$234.68
020-314-023-000	III	1.00	$234.10	$0.59	$234.68
020-314-024-000	III	1.00	$234.10	$0.59	$234.68
020-314-025-000	III	1.00	$234.10	$0.59	$234.68
020-314-026-000	III	1.00	$234.10	$0.59	$234.68
020-314-027-000	III	1.00	$234.10	$0.59	$234.68
020-314-028-000	III	1.00	$234.10	$0.59	$234.68
020-314-029-000	III	1.00	$234.10	$0.59	$234.68
020-314-030-000	III	1.00	$234.10	$0.59	$234.68
TOTALS		**114.00**			**$26,753.52**

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

Diagrams for the District, including each Phase of the California Breeze Development, are shown on the following pages.

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 1 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

BENEFIT ASSESSMENT DISTICT NO. 1
(PAGE 1 OF 1)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 199___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 199___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 199___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 199___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 199___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 199___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

BENEFIT ASSESSMENT DISTICT NO. 2
(PAGE 1 OF 2)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates.
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 2 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

BENEFIT ASSESSMENT DISTICT NO. 2
(PAGE 2 OF 2)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

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Page 3 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

BENEFIT ASSESSMENT DISTICT NO. 3
(PAGE 1 OF12)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

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22 Executive Park, Suite 200
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Page 4 of 4

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
California Breeze
Benefit Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Lighting	Street Light - LED	76	EA	$5,000.00	$380,000	30	1995	8	$18,354.54	$326,451.30
	Street Light - LED (Double Bulb)	6	EA	$6,000.00	$36,000	30	1995	8	$1,738.85	$30,926.97
Fencing/Netting	Chain Link Fence	3,000	SF	$4.00	$12,000	25	1995	3	$674.48	$11,299.27
Street and Parking Lot	Asphalt Resurface	645,555	SF	$3.00	$1,936,665	30	1995	8	$93,543.69	$1,663,754.77
	Asphalt Slurry	645,555	SF	$1.00	$645,555	7	1995	0	$106,295.07	$645,555.00
Masonry/Concrete	Drainage/Inlet Outlet	175	SF	$5.00	$875	20	1995	0	$59.12	$875.00
	Other Concrete Surface	3,150	SF	$5.00	$15,750	20	1995	0	$1,064.22	$15,750.00
					$3,026,845			**Totals**	**$221,729.98**	**$2,694,612.32**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

RESOLUTION NO. 2026-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR FISCAL YEAR 2026-2027

CALIFORNIA BREEZE PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT, PHASES 1, 2 AND 3

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual report for the California Breeze Parks and Open Spaces Maintenance Assessment District, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-31 stating its intent to confirm the diagram and to levy and collect annual assessments in the California Breeze Parks and Open Spaces Maintenance Assessment District, Phases 1, 2 and 3, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the California Breeze Parks and Open Spaces Maintenance Assessment District, Phases 1, 2 and 3, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Report, the City Council finds and determines that:

   a. The land within the identified District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and
   b. The District includes all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the District in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagrams and assessments as set forth in the annual report of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within the parks and open spaces maintenance assessment District. The assessments in

Phases 1, 2 and 3 will be $227.00, $88.90 (Phase 1 Commercial), $227.00, and $271.76, respectively. There is no increase to any of the annual assessments from Fiscal Year 2025-2026.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CALIFORNIA BREEZE PARKS & OPEN SPACES DISTRICT, PHASES 1, 2 & 3
FUND #610

MAY 2026

PREPARED BY
Harris & Associates
450 Lincoln Avenue, Suite 103
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CALIFORNIA BREEZE PARKS AND OPEN SPACES
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CALIFORNIA BREEZE PARKS AND OPEN SPACES DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **California Breeze Parks and Open Spaces**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the California Breeze Parks and Open Spaces District of the City of Gonzales to provide parks and open space maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Landscape and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CALIFORNIA BREEZE PARKS AND OPEN SPACES

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 95-44 approved on the 4th day of April, 1995. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of ___, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

California Breeze Parks and Open Spaces Maintenance Assessment District is generally described as a district bounded on the east by Herold Parkway, on the west by State Route 101, on the south by a line approximately 5,100 feet more or less, south of Fifth Street and on the north by Fifth Street.

The District was formed in 1995 to provide a dedicated funding source for the maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, retention ponds and bank protection, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

All additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Herold Parkway, a strip of land approximately 20 feet in width from face of west curb lines including planter walls from Fifth Street southerly 5,000 feet more or less; thence Westerly 750 feet more or less to Charolais Drive. A strip of land including a grass berm approximately 15 feet in width east of the face of easterly curb along the east side of Herold Parkway from Fifth Street southerly 5,100 feet more or less.

Pedestrian path and landscape easement 20 feet wide along the southerly boundary of Parcel A from the pedestrian easement on the west, easterly 500 feet more or less to Herold Parkway.

Retention Pond, Parcel "E" and appurtenant access and irrigation as said parcel as shown on that certain amended map titled "California Breeze Parks and Open Spaces Maintenance Assessment District, Exhibit A" on file with the City Clerk.

State Route 101, a strip of land 5 feet wide along the western boundary of subdivision adjacent to Route 101 including appurtenant sound wall as shown on that certain amended map entitled "California Breeze Parks and Open Spaces Maintenance Assessment District, (Annexation of California Breeze Phase III), Exhibit A" on file with the City Clerk.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied is shown in the table below.

PHASE 1 MAINTENANCE ASSESSMENT CALCULATION							
LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	72	72	n/a	1.00	72.00	$227.00	$16,344.00
COMMERCIAL	2	0	3.40	3.80	12.93	$88.90	$1,149.60
TOTAL	74	72	3.40		84.93		$17,493.60

PHASE 2 MAINTENANCE ASSESSMENT CALCULATION							
LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	131	131	n/a	1.00	131.00	$227.00	$29,737.00

PHASE 3 MAINTENANCE ASSESSMENT CALCULATION							
LANDUSE	PARCELS	DWELLING UNITS	ACRES	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	114	114	n/a	1.00	114.00	$271.76	$30,980.64

LEVEL OF MAINTENANCE SERVICES PROVIDED

Approval of the proposed assessment set forth in the Engineer's Report will generate the revenue necessary to provide for all costs associated with the maintenance and operation of the District improvements including the assessment calculation (Engineer's Report), printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the California Breeze Parks and Open Spaces improvements including incidentals and appurtenances is of special benefit to parcels within the district and shall be spread to all parcels within the District on a development unit basis. The park was constructed as a requirement of this development to serve the 331-lot subdivision development.

Pursuant to the 1972 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District is maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

Beginning in Fiscal Year 2021-22, the City combined the budget page to show only the total expenditures, revenues, etc. for the District, rather than showing the expenditures and revenues by individual phases of the development, as had been done in previous years.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Contractual Services (Park Maintenance) [1]	$65,286
Parkway & Percolation Pond Maintenance [2]	$7,500
Utilities	$13,288
Sound Wall Annual Maintenance	$1,000
Maintenance and Servicing Subtotal	**$87,073**
Capital Replacement/Repair Collection [3]	
Sound Wall Maintenance Reserve	$0
Sound Wall Reserve	$0
Tree Removal and Street Repair	$0
Capital Replacement/Repair Subtotal	**$0**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	$8,500
City Administration	$0
City Labor and Overhead [4]	$19,015
Engineering (Surveys & Assessment)	$723
Supplies, Printing & Advertising Notices	$1,527
Legal Counsel	$500
Legal and Accounting Services	$0
County Collection Fee	$196
Contingency	$0
District Administration Subtotal	**$30,460**
TOTAL EXPENDITURES	**$117,533**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$78,211
Actual/Estimated Use of Money and Property	$168
Park Reservations	$0
Transfer (To)/From Fund Balance	$39,153
TOTAL REVENUES & ADJUSTMENTS	**$117,533**
OPERATING FUND BALANCE [5]	
Estimated Balance 7/1/2026	($346,237)
Estimated Addition/(Reduction)	($39,153)
Estimated Interest Income	$0
Estimated Balance 6/30/2027	**($385,391)**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$0
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$0
Estimated Balance 6/30/2027	**$0**
ANNUAL LEVY SUMMARY [6]	
Total SFR Parcels Levied	**317**
Total SFR EDUs	**317.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Total Commercial Parcels Levied	**2**
Total Commercial EDUs	**12.93**
Maximum Assessment per EDU	**$88.90**
Assessment per EDU	**$88.90**

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

Budget Footnotes

[1] Commercial parcel does not benefit from park improvement or Phase III parkway improvement; only benefits from Phase I/II parkway improvement. Includes costs for landscape contractor, Smith & Enright.

[2] Expenditures for the percolation pond for Phase I & II & commercial serves only these areas. The percolation pond for Phase III only serves Phase III and thus is assessed separately.

[3] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City.

[4] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

[5] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table above. The Beginning Balances for the Capital Reserve Funds were initially transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Funds should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve, and not spent, will be included in the ending Capital Reserve fund balance the following year. Currently, the District Assessments do not have the capacity to collect any reserve amounts. Assessments must be increased in order to begin collecting funds for Capital improvement projects.

[6] The California Breeze Landscape Maintenance District has 3 separate phases. The assessment amounts for each are as follows:

Phases 1 & 2 SFR parcels Maximum Assessment $227.01. Actual Assessment $227.00.

Phase 1 COM (commercial) Maximum Assessment $88.90. Actual Assessment $88.90.

Phase 3 SFR Maximum Assessment $271.77. Actual Assessment $271.76.

PART III – DISTRICT DIAGRAMS

District Diagram

The boundaries of the California Breeze Parks and Open Spaces District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS

The 1972 Act permits the establishment of assessment district by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

BENEFIT ANALYSIS

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on improvements as determined at the time the District was established.

General Benefits

The landscaping improvements maintained within the District were installed as part of the development of the properties within the District and would not otherwise be required or necessary absent that development. The improvements were constructed either as conditions of approval for the development or to serve the development needs, character, and marketability of the properties within the District. Accordingly, the improvements were specifically designed to benefit and serve the properties within the District rather than properties outside the District boundaries.

Although many landscape improvements may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the improvements within this District and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the District. Unless otherwise noted, these improvements provide no measurable general benefit to properties outside the District or to the public at large.

Special Benefits

The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local landscape improvements installed as part of the original improvement. The assessments provide for the operation, maintenance, and servicing of local landscaping improvements originally installed as part of the development of the properties within the District.

The continued maintenance of the landscaping improvements confers direct and particular special benefits upon the assessed parcels within the District, including:

- Enhanced desirability and marketability of properties through association with well-maintained landscaping improvements.
- Improved aesthetic appearance and visual environment within the District.
- Preservation of community character and development standards established for the area.
- Enhanced integration of developed properties with landscaped open space and greenbelt areas.
- Improved enjoyment and utility of properties within the District resulting from the continued maintenance and servicing of the landscaping improvements.

The foregoing special benefits are particular and distinct to the assessed parcels within the District and provide a direct enhancement to the properties over and above any incidental benefits conferred on the public at large.

Non-Assessable Parcels

Within the boundaries of the District, there are properties that are considered to receive no special benefit from the District improvements and are therefore not assessed. Parcels owned by the City of Gonzales are not assessed.

ASSESSMENT METHODOLOGY

The District is assessed on the basis of total development units generated for the costs of the maintenance and operation of the District including incidentals and appurtenances and shall include all the costs of maintaining and/or operating the improvements described herein.

All costs associated with the maintenance and operation of the District improvements including Engineer's Report, printing and advertising of assessment notices, County collection fees, and legal fees shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the California Breeze Parks and Open Spaces (Annexation of California Breeze Phase III) improvements including incidentals and appurtenances is of special benefit to parcels within the district and shall be spread to all parcels within the District

on a development unit basis. The park was constructed as a requirement of this development to serve the 331-lot subdivision development.

Developed parcels are those parcels on which final subdivision map has been filed, and which can obtain building permits as of the Public Hearing date. Said parcels are also abutting or obtaining primary access from a public street.

Factored development unit calculations are as follows: Low Density Residential = 1.0 Equivalent Dwelling Unit (EDU); Office and commercial use is assessed based on an equivalent basis of 3.8 EDUs per acre using the gross parcel area. The resulting parcel "A" area, as shown on the assessment diagram, is assessed at 13.6 EDUs. There is no assessment for park maintenance for the Office and commercial use parcels.

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Parcels owned by the City of Gonzales are not assessed, which include Parcel "A", right-of-way reservation, right-of-way for a future grade separation structure, and Parcel "B", the retention pond site, which was constructed to serve this development. These parcels receive no benefit from the maintenance and servicing of the improvements.

The District assessments have no annual escalation factor, meaning the assessment rates are fixed. In order for the assessments to be increased, the property owners must approve the increase through a Proposition 218 ballot procedure.

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Contractual Services (Park Maintenance) [1]	$15,000
Parkway & Percolation Pond Maintenance [2]	$7,500
Utilities	$13,670
Sound Wall Annual Maintenance	$1,000
Maintenance and Servicing Subtotal	**$37,170**
Capital Replacement/Repair Collection [3]	
Sound Wall Maintenance Reserve	$0
Sound Wall Reserve	$0
Tree Removal and Street Repair	$0
Capital Replacement/Repair Subtotal	**$0**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	$8,500
City Administration	$0
City Labor and Overhead [4]	$31,531
Engineering (Surveys & Assessment)	$0
Supplies, Printing & Advertising Notices	$483
Legal Counsel	$500
Legal and Accounting Services	$0
County Collection Fee	$196
Contingency	$0
District Administration Subtotal	**$41,209**
TOTAL EXPENDITURES	**$78,379**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$78,211
Actual/Estimated Use of Money and Property	$168
Park Reservations	$0
Transfer (To)/From Fund Balance	($0)
TOTAL REVENUES & ADJUSTMENTS	**$78,379**
OPERATING FUND BALANCE [5]	
Estimated Balance 7/1/2025	($303,528)
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$0
Estimated Balance 6/30/2026	**($303,528)**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$0
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$0
Estimated Balance 6/30/2026	**$0**
ANNUAL LEVY SUMMARY [6]	
Total SFR Parcels Levied	**317**
Total SFR EDUs	**317.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Assessment Needed to Fully Fund	$237.56
Total Commercial Parcels Levied	**2**
Total Commercial EDUs	**12.93**
Maximum Assessment per EDU	**$88.90**
Assessment per EDU	**$88.90**
Assessment Needed to Fully Fund	$252.83

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-281-001-000	I	1.00	$226.43	$0.57	$227.00
020-281-002-000	I	1.00	$226.43	$0.57	$227.00
020-281-003-000	I	1.00	$226.43	$0.57	$227.00
020-281-004-000	I	1.00	$226.43	$0.57	$227.00
020-281-005-000	I	1.00	$226.43	$0.57	$227.00
020-281-006-000	I	1.00	$226.43	$0.57	$227.00
020-281-007-000	I	1.00	$226.43	$0.57	$227.00
020-281-008-000	I	1.00	$226.43	$0.57	$227.00
020-281-009-000	I	1.00	$226.43	$0.57	$227.00
020-281-010-000	I	1.00	$226.43	$0.57	$227.00
020-281-011-000	I	1.00	$226.43	$0.57	$227.00
020-281-012-000	I	1.00	$226.43	$0.57	$227.00
020-281-013-000	I	1.00	$226.43	$0.57	$227.00
020-281-014-000	I	1.00	$226.43	$0.57	$227.00
020-281-015-000	I	1.00	$226.43	$0.57	$227.00
020-281-016-000	I	1.00	$226.43	$0.57	$227.00
020-281-017-000	I	1.00	$226.43	$0.57	$227.00
020-281-018-000	I	1.00	$226.43	$0.57	$227.00
020-281-019-000	I	1.00	$226.43	$0.57	$227.00
020-281-020-000	I	1.00	$226.43	$0.57	$227.00
020-281-021-000	I	1.00	$226.43	$0.57	$227.00
020-281-022-000	I	1.00	$226.43	$0.57	$227.00
020-281-023-000	I	1.00	$226.43	$0.57	$227.00
020-281-024-000	I	1.00	$226.43	$0.57	$227.00
020-281-025-000	I	1.00	$226.43	$0.57	$227.00
020-281-026-000	I	1.00	$226.43	$0.57	$227.00
020-281-027-000	I	1.00	$226.43	$0.57	$227.00
020-281-028-000	I	1.00	$226.43	$0.57	$227.00
020-281-029-000	I	1.00	$226.43	$0.57	$227.00
020-281-030-000	I	1.00	$226.43	$0.57	$227.00
020-281-031-000	I	1.00	$226.43	$0.57	$227.00
020-281-032-000	I	1.00	$226.43	$0.57	$227.00
020-281-033-000	I	1.00	$226.43	$0.57	$227.00
020-281-034-000	I	1.00	$226.43	$0.57	$227.00
020-281-035-000	I	1.00	$226.43	$0.57	$227.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-281-036-000	I	1.00	$226.43	$0.57	$227.00
020-281-037-000	I	1.00	$226.43	$0.57	$227.00
020-281-038-000	I	1.00	$226.43	$0.57	$227.00
020-281-039-000	I	1.00	$226.43	$0.57	$227.00
020-281-040-000	I	1.00	$226.43	$0.57	$227.00
020-281-041-000	I	1.00	$226.43	$0.57	$227.00
020-281-042-000	I	1.00	$226.43	$0.57	$227.00
020-281-043-000	I	1.00	$226.43	$0.57	$227.00
020-281-044-000	I	1.00	$226.43	$0.57	$227.00
020-281-045-000	I	1.00	$226.43	$0.57	$227.00
020-281-046-000	I	1.00	$226.43	$0.57	$227.00
020-281-047-000	I	1.00	$226.43	$0.57	$227.00
020-281-048-000	I	1.00	$226.43	$0.57	$227.00
020-281-049-000	I	1.00	$226.43	$0.57	$227.00
020-281-050-000	I	1.00	$226.43	$0.57	$227.00
020-281-051-000	I	1.00	$226.43	$0.57	$227.00
020-281-052-000	I	1.00	$226.43	$0.57	$227.00
020-281-053-000	I	1.00	$226.43	$0.57	$227.00
020-281-054-000	I	1.00	$226.43	$0.57	$227.00
020-281-055-000	I	1.00	$226.43	$0.57	$227.00
020-281-056-000	I	1.00	$226.43	$0.57	$227.00
020-281-057-000	I	1.00	$226.43	$0.57	$227.00
020-281-058-000	I	1.00	$226.43	$0.57	$227.00
020-281-059-000	I	1.00	$226.43	$0.57	$227.00
020-281-060-000	I	1.00	$226.43	$0.57	$227.00
020-281-061-000	I	1.00	$226.43	$0.57	$227.00
020-281-062-000	I	1.00	$226.43	$0.57	$227.00
020-281-063-000	I	1.00	$226.43	$0.57	$227.00
020-281-064-000	I	1.00	$226.43	$0.57	$227.00
020-281-065-000	I	1.00	$226.43	$0.57	$227.00
020-281-066-000	I	1.00	$226.43	$0.57	$227.00
020-281-067-000	I	1.00	$226.43	$0.57	$227.00
020-281-068-000	I	1.00	$226.43	$0.57	$227.00
020-281-069-000	I	1.00	$226.43	$0.57	$227.00
020-281-070-000	I	1.00	$226.43	$0.57	$227.00
020-281-071-000	I	1.00	$226.43	$0.57	$227.00
020-281-072-000	I	1.00	$226.43	$0.57	$227.00
020-281-074-000	I	0.00	$226.43	$0.00	$0.00
020-281-075-000	I	0.00	$226.43	$0.00	$0.00
020-281-077-000	I	0.00	$226.43	$0.00	$0.00
020-281-078-000	I	2.19	$194.42	$0.49	$194.92
020-281-081-000	I	10.74	$952.30	$2.39	$954.68
TOTALS		**84.93**			**$17,493.60**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-291-001-000	II	1.00	$226.43	$0.57	$227.00
020-291-002-000	II	1.00	$226.43	$0.57	$227.00
020-291-003-000	II	1.00	$226.43	$0.57	$227.00
020-291-004-000	II	1.00	$226.43	$0.57	$227.00
020-291-005-000	II	1.00	$226.43	$0.57	$227.00
020-291-006-000	II	1.00	$226.43	$0.57	$227.00
020-291-007-000	II	1.00	$226.43	$0.57	$227.00
020-291-008-000	II	1.00	$226.43	$0.57	$227.00
020-291-009-000	II	1.00	$226.43	$0.57	$227.00
020-291-010-000	II	1.00	$226.43	$0.57	$227.00
020-291-011-000	II	1.00	$226.43	$0.57	$227.00
020-291-012-000	II	1.00	$226.43	$0.57	$227.00
020-291-013-000	II	1.00	$226.43	$0.57	$227.00
020-291-014-000	II	1.00	$226.43	$0.57	$227.00
020-291-015-000	II	1.00	$226.43	$0.57	$227.00
020-292-001-000	II	1.00	$226.43	$0.57	$227.00
020-292-002-000	II	1.00	$226.43	$0.57	$227.00
020-292-003-000	II	1.00	$226.43	$0.57	$227.00
020-292-004-000	II	1.00	$226.43	$0.57	$227.00
020-292-005-000	II	1.00	$226.43	$0.57	$227.00
020-292-006-000	II	1.00	$226.43	$0.57	$227.00
020-292-007-000	II	1.00	$226.43	$0.57	$227.00
020-292-008-000	II	1.00	$226.43	$0.57	$227.00
020-292-009-000	II	1.00	$226.43	$0.57	$227.00
020-292-010-000	II	1.00	$226.43	$0.57	$227.00
020-292-011-000	II	1.00	$226.43	$0.57	$227.00
020-292-012-000	II	1.00	$226.43	$0.57	$227.00
020-292-013-000	II	1.00	$226.43	$0.57	$227.00
020-292-018-000	II	1.00	$226.43	$0.57	$227.00
020-292-019-000	II	1.00	$226.43	$0.57	$227.00
020-292-020-000	II	1.00	$226.43	$0.57	$227.00
020-292-021-000	II	1.00	$226.43	$0.57	$227.00
020-292-022-000	II	1.00	$226.43	$0.57	$227.00
020-292-023-000	II	1.00	$226.43	$0.57	$227.00
020-292-024-000	II	1.00	$226.43	$0.57	$227.00
020-292-025-000	II	1.00	$226.43	$0.57	$227.00
020-292-026-000	II	1.00	$226.43	$0.57	$227.00
020-292-027-000	II	1.00	$226.43	$0.57	$227.00
020-292-028-000	II	1.00	$226.43	$0.57	$227.00
020-292-029-000	II	1.00	$226.43	$0.57	$227.00
020-293-001-000	II	1.00	$226.43	$0.57	$227.00
020-293-002-000	II	1.00	$226.43	$0.57	$227.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-293-003-000	II	1.00	$226.43	$0.57	$227.00
020-293-004-000	II	1.00	$226.43	$0.57	$227.00
020-293-005-000	II	1.00	$226.43	$0.57	$227.00
020-293-006-000	II	1.00	$226.43	$0.57	$227.00
020-293-007-000	II	1.00	$226.43	$0.57	$227.00
020-293-008-000	II	1.00	$226.43	$0.57	$227.00
020-293-009-000	II	1.00	$226.43	$0.57	$227.00
020-293-010-000	II	1.00	$226.43	$0.57	$227.00
020-293-011-000	II	1.00	$226.43	$0.57	$227.00
020-293-012-000	II	1.00	$226.43	$0.57	$227.00
020-293-013-000	II	1.00	$226.43	$0.57	$227.00
020-293-014-000	II	1.00	$226.43	$0.57	$227.00
020-293-015-000	II	1.00	$226.43	$0.57	$227.00
020-294-001-000	II	1.00	$226.43	$0.57	$227.00
020-294-002-000	II	1.00	$226.43	$0.57	$227.00
020-294-003-000	II	1.00	$226.43	$0.57	$227.00
020-294-004-000	II	1.00	$226.43	$0.57	$227.00
020-294-005-000	II	1.00	$226.43	$0.57	$227.00
020-294-006-000	II	1.00	$226.43	$0.57	$227.00
020-294-007-000	II	1.00	$226.43	$0.57	$227.00
020-294-008-000	II	1.00	$226.43	$0.57	$227.00
020-294-010-000	II	1.00	$226.43	$0.57	$227.00
020-301-001-000	II	1.00	$226.43	$0.57	$227.00
020-301-002-000	II	1.00	$226.43	$0.57	$227.00
020-301-003-000	II	1.00	$226.43	$0.57	$227.00
020-301-004-000	II	1.00	$226.43	$0.57	$227.00
020-301-005-000	II	1.00	$226.43	$0.57	$227.00
020-301-006-000	II	1.00	$226.43	$0.57	$227.00
020-301-007-000	II	1.00	$226.43	$0.57	$227.00
020-301-008-000	II	1.00	$226.43	$0.57	$227.00
020-301-009-000	II	1.00	$226.43	$0.57	$227.00
020-301-010-000	II	1.00	$226.43	$0.57	$227.00
020-301-011-000	II	1.00	$226.43	$0.57	$227.00
020-301-012-000	II	1.00	$226.43	$0.57	$227.00
020-301-013-000	II	1.00	$226.43	$0.57	$227.00
020-301-014-000	II	1.00	$226.43	$0.57	$227.00
020-301-015-000	II	1.00	$226.43	$0.57	$227.00
020-301-016-000	II	1.00	$226.43	$0.57	$227.00
020-301-017-000	II	1.00	$226.43	$0.57	$227.00
020-301-018-000	II	1.00	$226.43	$0.57	$227.00
020-301-019-000	II	1.00	$226.43	$0.57	$227.00
020-301-020-000	II	1.00	$226.43	$0.57	$227.00
020-301-021-000	II	1.00	$226.43	$0.57	$227.00
020-301-022-000	II	1.00	$226.43	$0.57	$227.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-301-023-000	II	1.00	$226.43	$0.57	$227.00
020-301-024-000	II	1.00	$226.43	$0.57	$227.00
020-301-025-000	II	1.00	$226.43	$0.57	$227.00
020-302-001-000	II	1.00	$226.43	$0.57	$227.00
020-302-002-000	II	1.00	$226.43	$0.57	$227.00
020-302-003-000	II	1.00	$226.43	$0.57	$227.00
020-302-004-000	II	1.00	$226.43	$0.57	$227.00
020-302-005-000	II	1.00	$226.43	$0.57	$227.00
020-302-006-000	II	1.00	$226.43	$0.57	$227.00
020-302-007-000	II	1.00	$226.43	$0.57	$227.00
020-302-008-000	II	1.00	$226.43	$0.57	$227.00
020-302-009-000	II	1.00	$226.43	$0.57	$227.00
020-302-010-000	II	1.00	$226.43	$0.57	$227.00
020-302-011-000	II	1.00	$226.43	$0.57	$227.00
020-302-012-000	II	1.00	$226.43	$0.57	$227.00
020-302-013-000	II	1.00	$226.43	$0.57	$227.00
020-302-014-000	II	1.00	$226.43	$0.57	$227.00
020-302-015-000	II	1.00	$226.43	$0.57	$227.00
020-302-016-000	II	1.00	$226.43	$0.57	$227.00
020-302-017-000	II	1.00	$226.43	$0.57	$227.00
020-302-018-000	II	1.00	$226.43	$0.57	$227.00
020-302-019-000	II	1.00	$226.43	$0.57	$227.00
020-302-020-000	II	1.00	$226.43	$0.57	$227.00
020-303-001-000	II	1.00	$226.43	$0.57	$227.00
020-303-002-000	II	1.00	$226.43	$0.57	$227.00
020-303-003-000	II	1.00	$226.43	$0.57	$227.00
020-303-004-000	II	1.00	$226.43	$0.57	$227.00
020-303-005-000	II	1.00	$226.43	$0.57	$227.00
020-303-006-000	II	1.00	$226.43	$0.57	$227.00
020-303-007-000	II	1.00	$226.43	$0.57	$227.00
020-303-008-000	II	1.00	$226.43	$0.57	$227.00
020-303-009-000	II	1.00	$226.43	$0.57	$227.00
020-303-010-000	II	1.00	$226.43	$0.57	$227.00
020-303-011-000	II	1.00	$226.43	$0.57	$227.00
020-303-012-000	II	1.00	$226.43	$0.57	$227.00
020-303-013-000	II	1.00	$226.43	$0.57	$227.00
020-303-014-000	II	1.00	$226.43	$0.57	$227.00
020-303-015-000	II	1.00	$226.43	$0.57	$227.00
020-303-016-000	II	1.00	$226.43	$0.57	$227.00
020-303-017-000	II	1.00	$226.43	$0.57	$227.00
020-303-018-000	II	1.00	$226.43	$0.57	$227.00
020-303-019-000	II	1.00	$226.43	$0.57	$227.00
020-303-020-000	II	1.00	$226.43	$0.57	$227.00
020-303-021-000	II	1.00	$226.43	$0.57	$227.00
020-303-022-000	II	1.00	$226.43	$0.57	$227.00
TOTALS		**131.00**			**$29,737.00**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-311-001-000	III	1.00	$271.08	$0.68	$271.76
020-311-002-000	III	1.00	$271.08	$0.68	$271.76
020-311-003-000	III	1.00	$271.08	$0.68	$271.76
020-311-004-000	III	1.00	$271.08	$0.68	$271.76
020-311-005-000	III	1.00	$271.08	$0.68	$271.76
020-311-006-000	III	1.00	$271.08	$0.68	$271.76
020-311-007-000	III	1.00	$271.08	$0.68	$271.76
020-311-008-000	III	1.00	$271.08	$0.68	$271.76
020-311-009-000	III	1.00	$271.08	$0.68	$271.76
020-311-010-000	III	1.00	$271.08	$0.68	$271.76
020-311-011-000	III	1.00	$271.08	$0.68	$271.76
020-311-012-000	III	1.00	$271.08	$0.68	$271.76
020-311-013-000	III	1.00	$271.08	$0.68	$271.76
020-311-014-000	III	1.00	$271.08	$0.68	$271.76
020-311-015-000	III	1.00	$271.08	$0.68	$271.76
020-311-016-000	III	1.00	$271.08	$0.68	$271.76
020-311-017-000	III	1.00	$271.08	$0.68	$271.76
020-311-018-000	III	1.00	$271.08	$0.68	$271.76
020-311-019-000	III	1.00	$271.08	$0.68	$271.76
020-311-020-000	III	1.00	$271.08	$0.68	$271.76
020-311-021-000	III	1.00	$271.08	$0.68	$271.76
020-311-022-000	III	1.00	$271.08	$0.68	$271.76
020-311-023-000	III	1.00	$271.08	$0.68	$271.76
020-311-024-000	III	1.00	$271.08	$0.68	$271.76
020-311-025-000	III	1.00	$271.08	$0.68	$271.76
020-311-026-000	III	1.00	$271.08	$0.68	$271.76
020-311-027-000	III	1.00	$271.08	$0.68	$271.76
020-311-028-000	III	1.00	$271.08	$0.68	$271.76
020-311-029-000	III	0.00	$271.08	$0.00	$0.00
020-311-030-000	III	0.00	$271.08	$0.00	$0.00
020-312-001-000	III	1.00	$271.08	$0.68	$271.76
020-312-002-000	III	1.00	$271.08	$0.68	$271.76
020-312-003-000	III	1.00	$271.08	$0.68	$271.76
020-312-004-000	III	1.00	$271.08	$0.68	$271.76
020-312-005-000	III	1.00	$271.08	$0.68	$271.76
020-312-006-000	III	1.00	$271.08	$0.68	$271.76
020-312-007-000	III	1.00	$271.08	$0.68	$271.76
020-312-008-000	III	1.00	$271.08	$0.68	$271.76
020-312-009-000	III	1.00	$271.08	$0.68	$271.76
020-312-010-000	III	1.00	$271.08	$0.68	$271.76
020-312-011-000	III	1.00	$271.08	$0.68	$271.76
020-312-012-000	III	1.00	$271.08	$0.68	$271.76

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-312-013-000	III	1.00	$271.08	$0.68	$271.76
020-312-014-000	III	1.00	$271.08	$0.68	$271.76
020-312-015-000	III	1.00	$271.08	$0.68	$271.76
020-312-016-000	III	1.00	$271.08	$0.68	$271.76
020-312-017-000	III	1.00	$271.08	$0.68	$271.76
020-312-018-000	III	1.00	$271.08	$0.68	$271.76
020-312-019-000	III	1.00	$271.08	$0.68	$271.76
020-312-020-000	III	1.00	$271.08	$0.68	$271.76
020-312-021-000	III	1.00	$271.08	$0.68	$271.76
020-312-022-000	III	1.00	$271.08	$0.68	$271.76
020-313-001-000	III	1.00	$271.08	$0.68	$271.76
020-313-002-000	III	1.00	$271.08	$0.68	$271.76
020-313-003-000	III	1.00	$271.08	$0.68	$271.76
020-313-004-000	III	1.00	$271.08	$0.68	$271.76
020-313-005-000	III	1.00	$271.08	$0.68	$271.76
020-313-006-000	III	1.00	$271.08	$0.68	$271.76
020-313-007-000	III	1.00	$271.08	$0.68	$271.76
020-313-008-000	III	1.00	$271.08	$0.68	$271.76
020-313-009-000	III	1.00	$271.08	$0.68	$271.76
020-313-010-000	III	1.00	$271.08	$0.68	$271.76
020-313-011-000	III	1.00	$271.08	$0.68	$271.76
020-313-012-000	III	1.00	$271.08	$0.68	$271.76
020-313-013-000	III	1.00	$271.08	$0.68	$271.76
020-313-014-000	III	1.00	$271.08	$0.68	$271.76
020-313-015-000	III	1.00	$271.08	$0.68	$271.76
020-313-016-000	III	1.00	$271.08	$0.68	$271.76
020-313-017-000	III	1.00	$271.08	$0.68	$271.76
020-313-018-000	III	1.00	$271.08	$0.68	$271.76
020-313-019-000	III	1.00	$271.08	$0.68	$271.76
020-313-020-000	III	1.00	$271.08	$0.68	$271.76
020-313-021-000	III	1.00	$271.08	$0.68	$271.76
020-313-022-000	III	1.00	$271.08	$0.68	$271.76
020-313-023-000	III	1.00	$271.08	$0.68	$271.76
020-313-024-000	III	1.00	$271.08	$0.68	$271.76
020-313-025-000	III	1.00	$271.08	$0.68	$271.76
020-313-026-000	III	1.00	$271.08	$0.68	$271.76
020-313-027-000	III	1.00	$271.08	$0.68	$271.76
020-313-028-000	III	1.00	$271.08	$0.68	$271.76
020-313-029-000	III	1.00	$271.08	$0.68	$271.76
020-313-030-000	III	1.00	$271.08	$0.68	$271.76
020-313-031-000	III	1.00	$271.08	$0.68	$271.76
020-313-032-000	III	1.00	$271.08	$0.68	$271.76
020-313-033-000	III	1.00	$271.08	$0.68	$271.76
020-313-034-000	III	1.00	$271.08	$0.68	$271.76

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-314-001-000	III	1.00	$271.08	$0.68	$271.76
020-314-002-000	III	1.00	$271.08	$0.68	$271.76
020-314-003-000	III	1.00	$271.08	$0.68	$271.76
020-314-004-000	III	1.00	$271.08	$0.68	$271.76
020-314-005-000	III	1.00	$271.08	$0.68	$271.76
020-314-006-000	III	1.00	$271.08	$0.68	$271.76
020-314-007-000	III	1.00	$271.08	$0.68	$271.76
020-314-008-000	III	1.00	$271.08	$0.68	$271.76
020-314-009-000	III	1.00	$271.08	$0.68	$271.76
020-314-010-000	III	1.00	$271.08	$0.68	$271.76
020-314-011-000	III	1.00	$271.08	$0.68	$271.76
020-314-012-000	III	1.00	$271.08	$0.68	$271.76
020-314-013-000	III	1.00	$271.08	$0.68	$271.76
020-314-014-000	III	1.00	$271.08	$0.68	$271.76
020-314-015-000	III	1.00	$271.08	$0.68	$271.76
020-314-016-000	III	1.00	$271.08	$0.68	$271.76
020-314-017-000	III	1.00	$271.08	$0.68	$271.76
020-314-018-000	III	1.00	$271.08	$0.68	$271.76
020-314-019-000	III	1.00	$271.08	$0.68	$271.76
020-314-020-000	III	1.00	$271.08	$0.68	$271.76
020-314-021-000	III	1.00	$271.08	$0.68	$271.76
020-314-022-000	III	1.00	$271.08	$0.68	$271.76
020-314-023-000	III	1.00	$271.08	$0.68	$271.76
020-314-024-000	III	1.00	$271.08	$0.68	$271.76
020-314-025-000	III	1.00	$271.08	$0.68	$271.76
020-314-026-000	III	1.00	$271.08	$0.68	$271.76
020-314-027-000	III	1.00	$271.08	$0.68	$271.76
020-314-028-000	III	1.00	$271.08	$0.68	$271.76
020-314-029-000	III	1.00	$271.08	$0.68	$271.76
020-314-030-000	III	1.00	$271.08	$0.68	$271.76
TOTALS		**114.00**			**$30,980.64**

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

Diagrams for the District, including each Phase of the California Breeze Development, are shown on the following pages.

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4801

Page 1 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE PARKS AND OPEN SPACES
MAINTENANCE ASSESSMENT DISTRICT
(PHASES I, II AND II)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PHASE I
(PAGE 1 OF 1)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 199___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 199___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 199___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 199___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 199___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 199___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE PARKS AND OPEN SPACES
MAINTENANCE ASSESSMENT DISTRICT
(PHASES I, II AND II)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PHASE II
(PAGE 1 OF 2)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 2 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE PARKS AND OPEN SPACES
MAINTENANCE ASSESSMENT DISTRICT
(PHASES I, II AND II)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PHASE II
(PAGE 2 OF 2)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

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Page 3 of 4

ASSESSMENT DIAGRAM

CALIFORNIA BREEZE PARKS AND OPEN SPACES
MAINTENANCE ASSESSMENT DISTRICT
(PHASES I, II AND II)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA

PHASE III
(PAGE 1 OF12)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

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Page 4 of 4

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
California Breeze
Maintenance Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Park	Trash and Recycling Bin	9	EA	$150.00	$1,350	20	1995	0	$91.22	$1,350.00
	Trash Recepticle	1	EA	$1,000.00	$1,000	20	1995	0	$67.57	$1,000.00
	Bench	11	EA	$850.00	$9,350	20	1995	0	$631.77	$9,350.00
	Bleachers	1	EA	$2,500.00	$2,500	25	1995	3	$140.52	$2,354.02
	Picnic Table	8	EA	$750.00	$6,000	20	1995	0	$405.42	$6,000.00
	Barbeque	5	EA	$250.00	$1,250	15	1995	0	$107.17	$1,250.00
	Park/Play Structure (Elaborate)	2	EA	$30,000.00	$60,000	20	1995	0	$4,054.16	$60,000.00
	Basketball Court (concrete - 2 goals)	1	EA	$10,000.00	$10,000	30	1995	8	$483.01	$8,590.82
	Soccer Goal	2	EA	$5,000.00	$10,000	25	1995	3	$562.07	$9,416.06
	Restroom	1	EA	$10,000.00	$10,000	15	1995	0	$857.37	$10,000.00
	Irrigation Timer and Controller	2	EA	$3,500.00	$7,000	15	1995	0	$600.16	$7,000.00
	Tree Replacement	35	EA	$250.00	$8,750	50	1995	28	$271.46	$5,515.45
Fencing/Netting	Chain Link Fence	7,200	SF	$4.00	$28,800	25	1995	3	$1,618.75	$27,118.26
	Chain Link Backstop	500	SF	$4.00	$2,000	25	1995	3	$112.41	$1,883.21
	Safety Net	4,125	SF	$1.00	$4,125	25	1995	3	$231.85	$3,884.13
Other Surface	Sand Area	5,075	SF	$1.00	$5,075	30	1995	8	$245.13	$4,359.84
Masonry/Concrete	Sound Wall	60,180	SF	$5.00	$300,900	25	1995	3	$16,912.58	$283,329.32
	Sidewalk	83,710	SF	$7.00	$585,970	25	1995	3	$32,935.41	$551,753.01
	Pathway Repair/Replacement	1,585	SF	$5.00	$7,925	20	1995	0	$535.49	$7,925.00
	Other Concrete Surface	1,450	SF	$5.00	$7,250	20	1995	0	$489.88	$7,250.00
					$1,069,245			**Totals**	**$61,353.40**	**$1,009,329.13**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

CITY OF GONZALES

AGENDA ITEM

7.3

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: **Public Hearing** to Consider **Resolution No. 2026-44,** A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Canyon Creek Benefit Assessment District Nos. 1, 2 and 3; and **Resolution No. 2026-45**, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council adopt:

- Resolution No. 2026-44, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Canyon Creek Benefit Assessment District Nos. 1, 2 and 3; and
- Resolution No. 2026-45, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3

BACKGROUND

By law, the City is required to schedule annual hearings to set assessments to pay for the costs and expenses of

operating, maintaining and servicing public improvements and facilities located within each of the assessment districts that have been previously established by the City. The City's Designated Engineer of Work, Harris & Associates ("Harris"), has prepared Engineer's Reports containing information about each of the assessment districts, the improvements to be served through the collection of the assessments, and the actual amount of each assessment on each impacted parcel. Copies of the Preliminary Engineer's Reports were filed with the City Clerk on or about May 22, 2026 and were and are available for review upon request.

REVIEW AND ANALYSIS

On June 15, 2026, the City Council approved Resolutions 2026-30 through 2026-37 providing preliminary approval of the Engineer's Reports for each of the involved districts and setting the public hearing date for consideration of the assessments for each district as July 20, 2026. Public notice for the hearing for each of the district resolutions was published on June 24, 2026. The attached resolutions, if approved, will provide final approval of the Engineer's Report for each district, authorize the levy and collection of said assessments, and order the maintenance, operating and/or servicing of the improvements identified in each Engineer's Report. Labor, overhead and staff costs are also included in the proposed assessments. The applicable CPI to be applied to all but the California Breeze Districts has been determined to be 3.79% and has been used in finalizing all assessment calculations.

Consideration and action on the eight (8) resolutions should only be taken after the public hearing for each district (or groupings of districts) has been completed. Once the resolutions have been approved, Staff has been directed to forward the documents to the County so that the assessments can be paid through the property tax roll system.

The assessments set forth below have been identified for each of the districts for Fiscal Year 2026-2027. Details on how the fees were calculated are included in each respective Engineer's Report. As noted above, Harris is recommending that the City adjust the maximum assessments (the highest assessment that could be levied in any given year during the life of a district) for the Canyon Creek, Cipriani, and Industrial Park Districts by the CPI for the previous year, established at 3.79%. The California Breeze Benefit Assessment Districts were not adopted with provisions that allow for annual CPI adjustments.

There is no proposed change to the assessments from last year for the California Breeze assessment districts. The Canyon Creek Benefit and Parks and Open Spaces District assessments are proposed to increase by $6.00 from $600.00 to $606.00, with an increase of $4.86 in Parks and Open Spaces District 3, from $486.00 to $490.86. In the Cipriani districts, the Benefit Assessment districts have a proposed increase of $39.96, from $1,052.04 to $1,092.00 for Lots 1-7, and a proposed $25.74 increase in the assessments, from $678.00 to $703.74 for Lots 8-66 and 70-75. In the Cipriani Parks and Open Space District, there is a proposed increase of $24.68, from $650.00 to $674.68. In the Industrial Park districts, assessments in the Parks and Landscape District will increase from $575 to $600.76 per acre, while in the Benefit Assessment District there will be an increase of $57.46, from $1,513.56 to $1,571.02. The new assessments have been set to adequately address maintenance, labor and material costs and project costs in the coming fiscal year. The Industrial districts are impacted by an upcoming parkway and pond maintenance project.

Note is made of the fact that once again, fiscal costs in the California Breeze districts will exceed allowable maximum assessments that cannot be increased.

The fees for 2026-2027 will be as follows:

California Breeze Benefit Assessment District
No. 1 - Per House $187.00
No. 1 - Commercial $141.14
No. 2 - Per House $185.34
No. 3 - Per House $234.68

California Breeze Parks and Open Spaces Maintenance Assessment District
Phase 1 -Per House $227.00
Phase 1 - Commercial $88.90

Phase 2 - Per House $227.00
Phase 3 - Per House $271.76

Canyon Creek Benefit Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $606.00
No. 3 MDR - Per Unit $606.00

Canyon Creek Parks and Open Spaces Maintenance Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $490.86
No. 3 MDR - Per Unit $490.86

Gonzales Industrial Park Benefit Assessment District
Per Acre $1,571.02

Gonzales Industrial Park Landscape Maintenance Assessment District
Per Acre $600.76

Cipriani Estates Benefit Assessment District
Per House $703.74
Lots 1-7 - $1,092.00 (base assessment plus additional Storm Drain Maintenance charge)

Cipriani Estates Parks and Open Spaces Maintenance Assessment District
Per House $674.68

All funds collected for each district will be used for the routine maintenance and operation of the public improvements and facilities identified in each Engineer's Report, labor, overhead, and staff costs, and for maintaining capital reserve fund balances.

Staff recommends that the Council adopt each of the resolutions confirming district diagrams and assessments and levying said assessments in the respective Benefit and Landscape Maintenance Assessment Districts.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: The assessments fund the maintenance of various improvements located within the involved subdivisions. Regular and routine maintenance of such improvements helps to preserve the safe and attractive environment the City strives to provide for its citizens.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community.
X Yes ___No ___NA

Explain: Collection of the assessments will provide financing for the maintenance of a variety of improvements that enhance the quality of life in both the involved subdivisions and the City as a whole.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being

of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. X Yes ___No ___NA

Explain: The proposed assessments will allow the City to maintain a variety of improvements that ensure residential safety and promote local housing opportunities by maintaining a healthy housing stock.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	X	Yes	__	No	__	N/A
Housing	X	Yes	__	No	__	N/A
Recreation	__	Yes	__	No	X	N/A
Environment	__	Yes	__	No	X	N/A
Education	__	Yes	__	No	X	N/A

Explain: The creation and annual collection of assessments enables the City to maintain improvements vital to public safety and the ongoing well-being of portions of the City's housing stock.

ALTERNATIVES

None at this time.

BUDGET IMPACT

The City will have to incur the cost of subdivision improvement maintenance if the assessments are not approved and levied.

CONCLUSION

The Council should open the public hearings, receive comment, and then consider adoption of the resolutions that are the final step in the City's annual process of levying assessments in various assessment districts established in previous years as a means of covering the costs of maintenance of various subdivision improvements.

ATTACHMENTS:
Public Hearing Notice
Resolution No. 2026-44
Canyon Creek Benefit AD Report
Resolution No. 2026-45
Canyon Creek P&OS AD Report

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

No:

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune (Salinas Valley Tribune) newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Notice of Public Hearing
1/24

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 1/24/24

At King City, California

Julie Digges

Julie Digges, Office Manager

-Page 2-

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Gonzales will hold PUBLIC HEARINGS to consider adoption of the Fiscal Year 2026/27 Assessment Rates for the following Assessment Districts as part of the regular City Council meeting on Monday, July 20, 2026, beginning at 6:00 PM in the Council Chambers, 117 Fourth Street, Gonzales, California:

District	FY 2026/27 Assessment
Canyon Creek Benefit Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 3	Residential EDU = $606 Med Density Residential EDU = $606
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 3	Residential EDU = $490.86 Med Density Residential EDU = $490.86
Industrial Park Benefit Assessment District	Commercial or Industrial = $1571.02 acre
Industrial Park Landscape Maintenance Assessment District	Commercial or Industrial = $600.76/acre
Cipriani Estates Benefit Assessment District	Residential EDU (Lots 1 -7) = $1,092.00 Residential EDU (Lots 8 - 66 and 70 - 74) = $703.74
Cipriani Estates Parks and Open Spaces Maintenance Assessment District	Residential EDU = $674.68
Calif Breeze Benefit Assessment District No. 1	Residential EDU = $187.00 Commercial EDU = $141.14
Calif Breeze Benefit Assessment District No 2	Residential EDU = $185.34
Calif Breeze Benefit Assessment District No 3	Residential EDU = $234.68
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 1)	Residential EDU = $227.00 Commercial EDU = $88.90
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 2)	Residential EDU = $227.00
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 3)	Residential EDU = $271.76

EDU = Equivalent Dwelling Unit

Further information is available by emailing Octavio Hurtado, PE, Public Works Director/City Engineer at ohurtado@ci.Gonzales.ca.us. The assessment reports and resolutions may be viewed at City Hall, 147 Fourth Street, Gonzales, CA during regular business hours.

Interested parties are invited to attend said meeting and/or provide comments or submit evidence for or against the subject matter. Written Comments may be submitted to City Clerk, City of Gonzales, PO Box 647, Gonzales, CA 93926 prior to the date and time of the public hearings. For further information, contact city staff at (831) 675-5000. If you challenge this matter, you may be limited to raising only those issues you or someone else raised at the Public Hearing or in written correspondence delivered to the city at or before these hearings.

En caso de que usted necesite ayuda para leer o entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated at Gonzales, California on June 17, 2026
/s/ Octavio Hurtado, PE, Public Works Director/City Engineer

RESOLUTION NO. 2026-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAMS AND ASSESSMENTS AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 FOR FISCAL YEAR 2026-2027

CANYON CREEK BENEFIT ASSESSMENT DISTRICT NOS. 1, 2 AND 3

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual reports for Canyon Creek Benefit Assessment Districts Nos. 1, 2, and 3, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-32 stating its intent to confirm diagrams and to levy and collect annual assessments in Canyon Creek Benefit Assessment District Nos. 1, 2 and 3, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual reports and to take action to confirm the diagrams and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding Canyon Creek Benefit Assessment District Nos. 1, 2 and 3, the levy and collection of assessments, the Engineer's Reports prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Reports, the City Council finds and determines that:

   a. The land within the identified Districts will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the Districts; and
   b. The Districts include all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the Districts in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagrams and assessments as set forth in the annual reports of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within each of said benefit assessment districts. The maximum assessments have been adjusted by the CPI for the previous year, established at 3.79%. The annual assessments for Fiscal Year 2026-2027 will be $606.00 per house in District No. 1, $606.00 per house in District No. 2,

$606.00 per house in District No. 3, and $606.00 per Medium Residential Unit in District No. 3. This represents a $6.00 increase to the annual assessments from Fiscal Year 2025-2026.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagrams and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CANYON CREEK BENEFIT ASSESSMENT DISTRICT, PHASES 1, 2, & 3
FUND #621

MAY 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CANYON CREEK BENEFIT ASSESSMENT DISTRICT
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CANYON CREEK BENEFIT ASSESSMENT DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **CANYON CREEK BENEFIT ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Canyon Creek Benefit Assessment District of the City of Gonzales to provide street lighting, street sweeping and drainage maintenance and operations services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code (the "1982 Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CANYON CREEK BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 2000-71 approved on the 24th day of July, 2000. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of ____, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

PLANS AND SPECIFICATIONS

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

CANYON CREEK BENEFIT ASSESSMENT DISTRICT NO. 1

Benefit Assessment District No. 1 (hereinafter "BAD 1") is generally described as a district bounded on the northeast by Fanoe Road, on the southwest by State Route 101, on the southeast by the Sunrise Ranch Subdivision and on the northwest by Canyon Creek Phase II Subdivision.

CANYON CREEK BENEFIT ASSESSMENT DISTRICT NO. 2

Benefit Assessment District No. 2 (hereinafter "BAD 2") is generally described as a district bounded on the northeast by Fanoe Road, on the southwest by Canyon Creek Phase I Subdivision and Canyon Creek Phase III Subdivision, on the southeast by Canyon Creek Phase I and on the northwest by Canyon Creek Phase III Subdivision.

CANYON CREEK BENEFIT ASSESSMENT DISTRICT NO. 3

Benefit Assessment District No. 3 (hereinafter "BAD 3") is generally described as a district bounded on the east by Herold Parkway, on the west by State Route 101, on the north by a line approximately 4,300 feet south of Fifth Street and on the south by a line approximately 5,100 feet south of Fifth Street.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code ("1982 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1982 Act. *Any future increase in excess of the approved maximum assessments each year for the Canyon Creek BAD will require the approval of a majority of the property owners in accordance with the requirements of Article XIIID of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act.*

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

Approval of the proposed assessment covered by this Engineer's Report will generate the revenue necessary to:

Provide for the continued maintenance and future rehabilitation of the items listed below. Maintenance may include but is not limited to, all of the following: the upkeep, repair, removal or replacement of all or any part of the specified improvements. This shall also include material, vehicle, equipment, capital improvements and administrative costs associated with the annual administration and operation of the District.

Canyon Creek BAD Phase 1

Maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, street lights and lighting costs, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and inspection and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following streets and appurtenant improvement plans:

Fanoe Road, Burgundy Way, Champagne Way and Rhone Way: All as said streets are shown on that certain map titled "Benefit Assessment District No. 1, Canyon Creek Phase 1, Exhibit B" on file with the City Clerk.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm water retention pond silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Storm Water Retention Pond: Improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and any subsequent revisions and as on the approved Canyon Creek Tentative Map.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm drain outfalls, Gonzales Slough silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Gonzales Slough: Drainage improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and as shown on the approved Canyon Creek Tentative Map.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

Canyon Creek BAD Phase 2

Maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, street lights and lighting costs, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following streets and appurtenant improvement plans:

Fanoe Road, Chianti Way, Chianti Court, Rhone Lane, Spumante Way, Champagne Way, and Rhone Way: All as said streets are shown on that certain map titled "Benefit Assessment District No. 2, Canyon Creek Phase II, Exhibit B" on file with the City Clerk.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm water retention pond silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Storm Water Retention Pond: Improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and any subsequent revisions and as on the approved Canyon Creek Tentative Map.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm drain outfalls, Gonzales Slough silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Gonzales Slough: Drainage improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and as shown on the approved Canyon Creek Tentative Map.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

Canyon Creek BAD Phase 3

Maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, streetlights and lighting costs, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following streets and appurtenant improvement plans:

Burgundy Circle, Burgundy Way, Chianti Way, Spumante Way, Chablis Way, and Rhone Way: All as said streets are shown on that certain map titled "Benefit Assessment District No. 3, Canyon Creek Phase III, Exhibit B" on file with the City Clerk.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm water retention pond silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Storm Water Retention Pond: Improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and any subsequent revisions and as on the approved Canyon Creek Tentative Map.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm drain outfalls, Gonzales Slough silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Gonzales Slough: Drainage improvements as shown on the approved improvement plans titled "Canyon Creek Phase I" and as shown on the approved Canyon Creek Tentative Map.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

Pursuant to the 1982 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District is maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

Beginning in Fiscal Year 2021-22, the City combined the budget page to show only the total expenditures, revenues, etc. for the District, rather than showing the expenditures and revenues by individual phases of the development, as had been done in previous years.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Gonzales Slough	
Rodent Abatement	$599
Mosquito Abatement	$241
Bank Vegetation Restoration	$1,200
Weed Abatement	$1,200
Slope maintenance	$2,414
Contractual Services	$45,000
Street Sweeping [1]	$0
Maintenance and Servicing Subtotal	**$50,654**
Utilities	**$9,064**
Capital Replacement/Repair Collection [2]	
Gonzales Slough Silt Removal	$15,000
Percolation Pond Maintenance [3]	$5,964
Percolation Pond Dredging [3]	$5,964
Silt Removal	$15,000
Street Repair	$15,000
Street Lighting Reserve	$6,000
Storm Drain Repair	$5,232
Fanoe Channel Repair	$2,097
Street Resurfacing and Street Sign Replacement [4]	$22,500
Capital Replacement/Repair Subtotal	**$92,757**
Capital Outlay (Slurry seal)	**$260,000**
District Administration	
City Staff (YE Transfers GF)	$0
City Administration	$3,500
City Labor and Overhead [5]	$36,879
Engineering (Surveys & Assessment)	$15,325
Supplies, Printing & Advertising Notices	$860
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$387
Contingency	$7,624
District Administration Subtotal	**$66,075**
TOTAL EXPENDITURES	**$478,549**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$154,409
Actual/Estimated Use of Money and Property	$49,138
Transfer (To)/From Fund Balance	$275,002
TOTAL REVENUES & ADJUSTMENTS	**$478,549**
OPERATING RESERVE FUND BALANCE [6]	
Estimated Balance 7/1/2026	$239,275
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$9,571
Estimated Balance 6/30/2027	**$248,846**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$989,177
Estimated Addition/(Reduction)	($275,002)
Estimated Interest Income	$39,567
Estimated Balance 6/30/2027	**$753,742**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**226**
Total SFR EDUs	**226.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**$606.00**
Total MDR Parcels Levied	**1**
Total MDR Dwelling Units Levied	**36**
Total MDR EDUs	**28.80**
Maximum Assessment per EDU	**$777.70**
Assessment per EDU	**$606.00**

Definitions: SFR = Single Family Residential Parcel(s); MDR = Medium Density Residential Units; EDU= Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

Budget Footnotes

[1] Regularly scheduled street sweeping services are performed by Franchise Waste Hauler. Any services above and beyond said regularly scheduled maintenance will be billed to and paid for by the District.

[2] For Capital Replacement Reserve items shown above, some of the costs are from the original Engineer's Report for the districts prepared in 1995. The costs for these items are shown below in 1995 dollars and escalated to year-end 2016 dollars by the increase in ENR-CCI for San Francisco for the same period. Details regarding capital replacement costs for the other items shown above are provided in Appendix D.

Benefit Assessment District (BAD 1 , 2 & 3)	Collection Yrs	2000 Cost	2016 Cost	Annual Cost
Gonzales Slough Silt Removal	10	$154,000	$241,732	$24,173
Percolation Pond Maintenance	10	$38,000	$59,648	$5,965
Percolation Pond Dredging	1	$3,800	$5,965	$5,965
Silt Removal	1	$15,400	$24,173	$24,173
Street Lighting Reserve	1	$3,000	$4,709	$4,709
Storm Drain Repair	3	$10,000	$15,697	$5,232

[3] Phases I & II utilize one percolation pond. Phase III utilizes a separate retention pond.

[4] See Appendix D for detailed cost breakdown for these items.

[5] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

[6] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

The Canyon Creek Benefit Assessment District has 3 separate phases. The assessment amounts for each are as follows:

Phase 1 SFR parcels Maximum Assessment $900.68 . Actual Assessment $606.00
Phase 2 SFR parcels Maximum Assessment $1,081.36 . Actual Assessment $606.00
Phase 3 SFR parcels Maximum Assessment $777.70 . Actual Assessment $606.00

A slurry seal project is scheduled for the District during the 2026 calendar year, using $260,000 from the Capital Reserve fund.

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the Canyon Creek Benefit Assessment District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS – SPECIAL BENEFIT

Pursuant to the 1982 Act and Article XIIID, all parcels that receive a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. Chapter 6.4, Division 2, Title 5, of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment district by Cities for the purpose of providing certain public improvements that include street maintenance.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

(a) No benefit assessment shall be levied pursuant to this chapter unless it meets all of the following requirements:

(1) The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service. Except as provided in subdivision (d) or (e) of Section 54715, in the case of a benefit assessment for flood control services, the benefit must be determined on the basis of the proportionate storm water runoff from each parcel. In the case of an assessment for the maintenance of streets, roads, or highways, the benefit shall be in proportion to the estimated traffic volume to be generated by each parcel assessed, or by any other reasonable basis as determined by the legislative body.

(2) The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service.

(3) The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The 1982 Act also permits the designation of zones of benefit within any individual assessment district.

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. The costs for the operation, maintenance and servicing of the improvements maintained for each zone are apportioned in accordance with the methodology which was established by the City Council upon formation of the District.

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

GENERAL PROVISIONS – GENERAL BENEFIT

Although the improvements may include public streets and improvement facilities that connect to similar facilities outside the Districts' boundaries, the construction, maintenance and operation of these improvements are only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District's boundaries and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District's improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

ASSESSMENT METHODOLOGY

Method of Assessment – BAD Phase 1

One hundred percent (100%) of all costs associated with the maintenance and operation of the BAD 1 improvements including incidentals and appurtenances is of special benefit to parcels within the district and shall be spread to all developed parcels within the District on a pro-rata development unit basis. Developed parcels are those parcels on which final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Undeveloped parcels without an approved tentative Map shall be assessed for zero (0) the total of potential development units.

Factored development unit calculations for residential areas are as follows: Low Density residential = 1.0 Equivalent Dwelling Unit (EDU)

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Proposed and existing community or neighborhood park lands are of special benefit to parcels within Phase 1, Phase 2, and Phase 3, and are not assessed (Parcels B and C), as shown on the assessment diagram. The detention pond, Parcel B, which is for the exclusive use of this development, is not assessed.

The assessment costs for the operation; maintenance and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time that the most equitable method for spreading the estimated benefit received by each parcel in BAD 1 should be based on the EDU method. One parcel within the boundaries of BAD 1 is designated under a commercial land use. While the residential parcels will be assessed on the basis of one EDU per parcel, the commercial parcel will be assessed four (4) EDU per acre. The formula is as follows:

BAD 1 MAINTENANCE ASSESSMENT CALCULATION						
LAND USE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
SFR	75	75	1.00	75.00	$606.00	**$45,450.00**

Method of Assessment – BAD Phase 2

All costs associates with the maintenance and operation of BAD 2 improvements including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associates with the maintenance and operation of the BAD 2 improvements including incidentals and appurtenances is of special benefit to parcels within the District and shall be spread to all developed parcels within the District on a pro-rata development unit basis. Developed parcels are those parcels on which final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Unit calculations for residential areas are as follows: Low Density Residential = 1.0 Equivalent Dwelling Unit (EDU).

The assessment costs for the operation, maintenance, and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time that the most equitable method for spreading the estimated benefit received by each parcel in BAD 2 should be based on the EDU method. The formula is as follows:

BAD 2 MAINTENANCE ASSESSMENT CALCULATION						
LAND USE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
SFR	74	74	1.00	74.00	$606.00	**$44,844.00**

Method of Assessment – BAD Phase 3

All costs associates with the maintenance and operation of BAD 3 improvements, including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees, all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associates with the maintenance and operation of the BAD 3 improvements, including incidentals and appurtenances is of special benefit to properties within the District and shall be spread to all developed parcels within the District on a pro-rata development unit basis. The neighborhood park was constructed by this development for the benefit of this development. Developed Parcels are those parcels on which a final map has been filed. Said parcels are also abutting or obtaining primary access from a public street.

Factored development unit calculations for residential areas are as follows: Low Density residential = 1.0 Equivalent Dwelling Unit (EDU).

Parcels owned by the City of Gonzales are not assessed, which include Parcel "A", right-of-way reservation, right-of-way for a future grade separation structure, and Parcel "B", the retention pond site, which was constructed to serve this development.

The assessment costs for the operation, maintenance, and servicing of the improvements are apportioned in accordance with the methodology which was established by the City Council upon formation of the District. It was determined at that time

that the most equitable method for spreading the estimated benefit received by each parcel in BAD 3 should be based on the EDU method. The formula is as follows:

BAD 3 MAINTENANCE ASSESSMENT CALCULATION						
LAND USE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
SFR	77	77	1.00	77.00	$606.00	$46,662.00
MDR	1	36	0.80	28.80	$606.00	$17,452.80
TOTAL	**78**	**113**		**105.80**		**$64,114.80**

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

Area	District/Phase	Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay CPI-U	Current Year Maximum Assessment Rate	Current Year Applied Assessment Rate
CC	Can Crk BAD 1	$600.00	$867.73	3.7975%	$900.68	$606.00
CC	Can Crk BAD 2	$600.00	$1,041.80	3.7975%	$1,081.36	$606.00
CC	Can Crk BAD 3	$600.00	$749.25	3.7975%	$777.70	$606.00
CC	LMD 3 - MDR	$600.00	$749.25	3.7975%	$777.70	$606.00

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Gonzales Slough	
Rodent Abatement	$599
Mosquito Abatement	$241
Bank Vegetation Restoration	$1,200
Weed Abatement	$1,200
Slope maintenance	$2,414
Contractual Services	$45,000
Street Sweeping [1]	$0
Maintenance and Servicing Subtotal	**$50,654**
Utilities	**$6,923**
Capital Replacement/Repair Collection [2]	
Gonzales Slough Silt Removal	$15,000
Percolation Pond Maintenance [3]	$5,964
Percolation Pond Dredging [3]	$5,964
Silt Removal	$15,000
Street Repair	$15,000
Street Lighting Reserve	$6,000
Storm Drain Repair	$5,232
Fanoe Channel Repair	$2,097
Street Resurfacing and Street Sign Replacement [4]	$22,500
Capital Replacement/Repair Subtotal	**$92,757**
Capital Outlay (Slurry seal)	**$180,000**
District Administration	
City Staff (YE Transfers GF)	$22,500
City Administration	$3,500
City Labor and Overhead [5]	$9,300
Engineering (Surveys & Assessment)	$754
Supplies, Printing & Advertising Notices	$398
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$382
Contingency	$7,517
District Administration Subtotal	**$45,851**
TOTAL EXPENDITURES	**$376,185**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$152,880
Actual/Estimated Use of Money and Property	$50,682
Transfer (To)/From Fund Balance	$172,623
TOTAL REVENUES & ADJUSTMENTS	**$376,185**
OPERATING RESERVE FUND BALANCE [6]	
Estimated Balance 7/1/2025	$188,093
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$7,524
Estimated Balance 6/30/2026	**$195,616**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$1,078,958
Estimated Addition/(Reduction)	($172,623)
Estimated Interest Income	$43,158
Estimated Balance 6/30/2026	**$949,494**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**226**
Total SFR EDUs	**226.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**$600.00**
Assessment Needed to Fully Fund	Varies*
Total MDR Parcels Levied	**1**
Total MDR Dwelling Units Levied	**36**
Total MDR EDUs	**28.80**
Maximum Assessment per EDU	**$749.25**
Assessment per EDU	**$600.00**
Assessment Needed to Fully Fund	$608.42

Definitions: SFR = Single Family Residential Parcel(s); MDR = Medium Density Residential Units; EDU= Equivalent Dwelling Unit
* Refer to Budget Footnotes for Assessment Rates for each phase

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-321-001-000	I	1.00	$604.48	$1.52	$606.00
020-321-002-000	I	1.00	$604.48	$1.52	$606.00
020-321-003-000	I	1.00	$604.48	$1.52	$606.00
020-321-004-000	I	1.00	$604.48	$1.52	$606.00
020-321-005-000	I	1.00	$604.48	$1.52	$606.00
020-321-006-000	I	1.00	$604.48	$1.52	$606.00
020-321-007-000	I	1.00	$604.48	$1.52	$606.00
020-321-008-000	I	1.00	$604.48	$1.52	$606.00
020-321-009-000	I	1.00	$604.48	$1.52	$606.00
020-321-010-000	I	1.00	$604.48	$1.52	$606.00
020-321-011-000	I	1.00	$604.48	$1.52	$606.00
020-321-012-000	I	1.00	$604.48	$1.52	$606.00
020-321-013-000	I	1.00	$604.48	$1.52	$606.00
020-321-014-000	I	1.00	$604.48	$1.52	$606.00
020-321-015-000	I	1.00	$604.48	$1.52	$606.00
020-321-016-000	I	1.00	$604.48	$1.52	$606.00
020-321-017-000	I	1.00	$604.48	$1.52	$606.00
020-321-018-000	I	1.00	$604.48	$1.52	$606.00
020-321-019-000	I	1.00	$604.48	$1.52	$606.00
020-321-020-000	I	1.00	$604.48	$1.52	$606.00
020-321-021-000	I	1.00	$604.48	$1.52	$606.00
020-321-022-000	I	1.00	$604.48	$1.52	$606.00
020-321-023-000	I	1.00	$604.48	$1.52	$606.00
020-321-024-000	I	1.00	$604.48	$1.52	$606.00
020-321-025-000	I	1.00	$604.48	$1.52	$606.00
020-321-026-000	I	1.00	$604.48	$1.52	$606.00
020-322-001-000	I	1.00	$604.48	$1.52	$606.00
020-322-002-000	I	1.00	$604.48	$1.52	$606.00
020-322-003-000	I	1.00	$604.48	$1.52	$606.00
020-322-004-000	I	1.00	$604.48	$1.52	$606.00
020-322-005-000	I	1.00	$604.48	$1.52	$606.00
020-323-001-000	I	1.00	$604.48	$1.52	$606.00
020-323-002-000	I	1.00	$604.48	$1.52	$606.00
020-323-003-000	I	1.00	$604.48	$1.52	$606.00
020-323-004-000	I	1.00	$604.48	$1.52	$606.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-323-005-000	I	1.00	$604.48	$1.52	$606.00
020-323-006-000	I	1.00	$604.48	$1.52	$606.00
020-323-007-000	I	1.00	$604.48	$1.52	$606.00
020-323-008-000	I	1.00	$604.48	$1.52	$606.00
020-323-009-000	I	1.00	$604.48	$1.52	$606.00
020-323-010-000	I	1.00	$604.48	$1.52	$606.00
020-323-011-000	I	1.00	$604.48	$1.52	$606.00
020-323-012-000	I	1.00	$604.48	$1.52	$606.00
020-323-013-000	I	1.00	$604.48	$1.52	$606.00
020-323-014-000	I	1.00	$604.48	$1.52	$606.00
020-323-015-000	I	1.00	$604.48	$1.52	$606.00
020-323-016-000	I	1.00	$604.48	$1.52	$606.00
020-323-017-000	I	1.00	$604.48	$1.52	$606.00
020-323-018-000	I	1.00	$604.48	$1.52	$606.00
020-323-019-000	I	1.00	$604.48	$1.52	$606.00
020-323-020-000	I	1.00	$604.48	$1.52	$606.00
020-323-021-000	I	1.00	$604.48	$1.52	$606.00
020-323-022-000	I	1.00	$604.48	$1.52	$606.00
020-323-023-000	I	1.00	$604.48	$1.52	$606.00
020-323-024-000	I	1.00	$604.48	$1.52	$606.00
020-323-025-000	I	1.00	$604.48	$1.52	$606.00
020-323-026-000	I	1.00	$604.48	$1.52	$606.00
020-323-027-000	I	1.00	$604.48	$1.52	$606.00
020-323-028-000	I	1.00	$604.48	$1.52	$606.00
020-323-029-000	I	1.00	$604.48	$1.52	$606.00
020-323-030-000	I	1.00	$604.48	$1.52	$606.00
020-323-031-000	I	1.00	$604.48	$1.52	$606.00
020-324-001-000	I	1.00	$604.48	$1.52	$606.00
020-324-002-000	I	1.00	$604.48	$1.52	$606.00
020-324-003-000	I	1.00	$604.48	$1.52	$606.00
020-324-004-000	I	1.00	$604.48	$1.52	$606.00
020-324-005-000	I	1.00	$604.48	$1.52	$606.00
020-324-006-000	I	1.00	$604.48	$1.52	$606.00
020-324-007-000	I	1.00	$604.48	$1.52	$606.00
020-324-008-000	I	1.00	$604.48	$1.52	$606.00
020-324-009-000	I	1.00	$604.48	$1.52	$606.00
020-324-010-000	I	1.00	$604.48	$1.52	$606.00
020-324-011-000	I	1.00	$604.48	$1.52	$606.00
020-324-012-000	I	1.00	$604.48	$1.52	$606.00
020-324-013-000	I	1.00	$604.48	$1.52	$606.00
TOTALS		**75.00**			**$45,450.00**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-331-001-000	II	1.00	$604.48	$1.52	$606.00
020-331-002-000	II	1.00	$604.48	$1.52	$606.00
020-331-003-000	II	1.00	$604.48	$1.52	$606.00
020-331-004-000	II	1.00	$604.48	$1.52	$606.00
020-331-005-000	II	1.00	$604.48	$1.52	$606.00
020-331-006-000	II	1.00	$604.48	$1.52	$606.00
020-331-007-000	II	1.00	$604.48	$1.52	$606.00
020-331-008-000	II	1.00	$604.48	$1.52	$606.00
020-331-009-000	II	1.00	$604.48	$1.52	$606.00
020-331-010-000	II	1.00	$604.48	$1.52	$606.00
020-331-011-000	II	1.00	$604.48	$1.52	$606.00
020-331-012-000	II	1.00	$604.48	$1.52	$606.00
020-331-013-000	II	1.00	$604.48	$1.52	$606.00
020-331-014-000	II	1.00	$604.48	$1.52	$606.00
020-331-015-000	II	1.00	$604.48	$1.52	$606.00
020-332-001-000	II	1.00	$604.48	$1.52	$606.00
020-332-002-000	II	1.00	$604.48	$1.52	$606.00
020-332-003-000	II	1.00	$604.48	$1.52	$606.00
020-332-004-000	II	1.00	$604.48	$1.52	$606.00
020-332-005-000	II	1.00	$604.48	$1.52	$606.00
020-332-006-000	II	1.00	$604.48	$1.52	$606.00
020-332-007-000	II	1.00	$604.48	$1.52	$606.00
020-332-008-000	II	1.00	$604.48	$1.52	$606.00
020-332-009-000	II	1.00	$604.48	$1.52	$606.00
020-332-010-000	II	1.00	$604.48	$1.52	$606.00
020-332-011-000	II	1.00	$604.48	$1.52	$606.00
020-332-012-000	II	1.00	$604.48	$1.52	$606.00
020-332-013-000	II	1.00	$604.48	$1.52	$606.00
020-332-014-000	II	1.00	$604.48	$1.52	$606.00
020-332-015-000	II	1.00	$604.48	$1.52	$606.00
020-332-016-000	II	1.00	$604.48	$1.52	$606.00
020-333-001-000	II	1.00	$604.48	$1.52	$606.00
020-333-002-000	II	1.00	$604.48	$1.52	$606.00
020-333-003-000	II	1.00	$604.48	$1.52	$606.00
020-333-004-000	II	1.00	$604.48	$1.52	$606.00
020-333-005-000	II	1.00	$604.48	$1.52	$606.00
020-333-006-000	II	1.00	$604.48	$1.52	$606.00
020-333-007-000	II	1.00	$604.48	$1.52	$606.00
020-333-008-000	II	1.00	$604.48	$1.52	$606.00
020-333-009-000	II	1.00	$604.48	$1.52	$606.00
020-333-010-000	II	1.00	$604.48	$1.52	$606.00
020-333-011-000	II	1.00	$604.48	$1.52	$606.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-334-001-000	II	1.00	$604.48	$1.52	$606.00
020-334-002-000	II	1.00	$604.48	$1.52	$606.00
020-334-003-000	II	1.00	$604.48	$1.52	$606.00
020-334-004-000	II	1.00	$604.48	$1.52	$606.00
020-334-005-000	II	1.00	$604.48	$1.52	$606.00
020-334-006-000	II	1.00	$604.48	$1.52	$606.00
020-334-007-000	II	1.00	$604.48	$1.52	$606.00
020-334-008-000	II	1.00	$604.48	$1.52	$606.00
020-334-009-000	II	1.00	$604.48	$1.52	$606.00
020-334-010-000	II	1.00	$604.48	$1.52	$606.00
020-334-011-000	II	1.00	$604.48	$1.52	$606.00
020-334-012-000	II	1.00	$604.48	$1.52	$606.00
020-334-013-000	II	1.00	$604.48	$1.52	$606.00
020-334-014-000	II	1.00	$604.48	$1.52	$606.00
020-334-015-000	II	1.00	$604.48	$1.52	$606.00
020-334-016-000	II	1.00	$604.48	$1.52	$606.00
020-334-017-000	II	1.00	$604.48	$1.52	$606.00
020-335-001-000	II	1.00	$604.48	$1.52	$606.00
020-335-002-000	II	1.00	$604.48	$1.52	$606.00
020-335-003-000	II	1.00	$604.48	$1.52	$606.00
020-335-004-000	II	1.00	$604.48	$1.52	$606.00
020-335-005-000	II	1.00	$604.48	$1.52	$606.00
020-335-006-000	II	1.00	$604.48	$1.52	$606.00
020-335-007-000	II	1.00	$604.48	$1.52	$606.00
020-335-008-000	II	1.00	$604.48	$1.52	$606.00
020-335-009-000	II	1.00	$604.48	$1.52	$606.00
020-335-010-000	II	1.00	$604.48	$1.52	$606.00
020-335-011-000	II	1.00	$604.48	$1.52	$606.00
020-335-012-000	II	1.00	$604.48	$1.52	$606.00
020-335-013-000	II	1.00	$604.48	$1.52	$606.00
020-335-014-000	II	1.00	$604.48	$1.52	$606.00
020-335-015-000	II	1.00	$604.48	$1.52	$606.00
TOTALS		**74.00**			**$44,844.00**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-333-012-000	III	1.00	$604.48	$1.52	$606.00
020-333-013-000	III	1.00	$604.48	$1.52	$606.00
020-333-014-000	III	1.00	$604.48	$1.52	$606.00
020-333-015-000	III	1.00	$604.48	$1.52	$606.00
020-333-016-000	III	1.00	$604.48	$1.52	$606.00
020-333-017-000	III	1.00	$604.48	$1.52	$606.00
020-333-018-000	III	1.00	$604.48	$1.52	$606.00
020-333-019-000	III	1.00	$604.48	$1.52	$606.00
020-333-020-000	III	1.00	$604.48	$1.52	$606.00
020-334-018-000	III	1.00	$604.48	$1.52	$606.00
020-334-019-000	III	1.00	$604.48	$1.52	$606.00
020-334-020-000	III	1.00	$604.48	$1.52	$606.00
020-334-021-000	III	1.00	$604.48	$1.52	$606.00
020-335-016-000	III	1.00	$604.48	$1.52	$606.00
020-335-017-000	III	1.00	$604.48	$1.52	$606.00
020-335-018-000	III	1.00	$604.48	$1.52	$606.00
020-335-019-000	III	1.00	$604.48	$1.52	$606.00
020-335-020-000	III	1.00	$604.48	$1.52	$606.00
020-335-021-000	III	1.00	$604.48	$1.52	$606.00
020-335-022-000	III	1.00	$604.48	$1.52	$606.00
020-335-023-000	III	1.00	$604.48	$1.52	$606.00
020-335-024-000	III	1.00	$604.48	$1.52	$606.00
020-335-025-000	III	1.00	$604.48	$1.52	$606.00
020-335-026-000	III	1.00	$604.48	$1.52	$606.00
020-335-027-000	III	1.00	$604.48	$1.52	$606.00
020-335-028-000	III	1.00	$604.48	$1.52	$606.00
020-335-029-000	III	1.00	$604.48	$1.52	$606.00
020-335-030-000	III	1.00	$604.48	$1.52	$606.00
020-335-031-000	III	1.00	$604.48	$1.52	$606.00
020-335-032-000	III	1.00	$604.48	$1.52	$606.00
020-335-033-000	III	1.00	$604.48	$1.52	$606.00
020-335-034-000	III	1.00	$604.48	$1.52	$606.00
020-335-035-000	III	1.00	$604.48	$1.52	$606.00
020-335-036-000	III	1.00	$604.48	$1.52	$606.00
020-335-037-000	III	1.00	$604.48	$1.52	$606.00
020-336-001-000	III	1.00	$604.48	$1.52	$606.00
020-336-002-000	III	1.00	$604.48	$1.52	$606.00
020-336-003-000	III	1.00	$604.48	$1.52	$606.00
020-336-004-000	III	1.00	$604.48	$1.52	$606.00
020-341-001-000	III	1.00	$604.48	$1.52	$606.00
020-341-002-000	III	1.00	$604.48	$1.52	$606.00
020-342-001-000	III	1.00	$604.48	$1.52	$606.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-342-002-000	III	1.00	$604.48	$1.52	$606.00
020-342-003-000	III	1.00	$604.48	$1.52	$606.00
020-342-004-000	III	1.00	$604.48	$1.52	$606.00
020-342-005-000	III	1.00	$604.48	$1.52	$606.00
020-342-006-000	III	1.00	$604.48	$1.52	$606.00
020-342-007-000	III	1.00	$604.48	$1.52	$606.00
020-342-008-000	III	1.00	$604.48	$1.52	$606.00
020-342-009-000	III	1.00	$604.48	$1.52	$606.00
020-342-010-000	III	1.00	$604.48	$1.52	$606.00
020-342-011-000	III	1.00	$604.48	$1.52	$606.00
020-342-012-000	III	1.00	$604.48	$1.52	$606.00
020-342-013-000	III	1.00	$604.48	$1.52	$606.00
020-342-014-000	III	1.00	$604.48	$1.52	$606.00
020-342-015-000	III	1.00	$604.48	$1.52	$606.00
020-342-018-000	III	1.00	$604.48	$1.52	$606.00
020-342-019-000	III	1.00	$604.48	$1.52	$606.00
020-342-020-000	III	1.00	$604.48	$1.52	$606.00
020-342-021-000	III	1.00	$604.48	$1.52	$606.00
020-342-022-000	III	1.00	$604.48	$1.52	$606.00
020-342-023-000	III	1.00	$604.48	$1.52	$606.00
020-342-024-000	III	1.00	$604.48	$1.52	$606.00
020-342-025-000	III	1.00	$604.48	$1.52	$606.00
020-342-026-000	III	1.00	$604.48	$1.52	$606.00
020-342-027-000	III	1.00	$604.48	$1.52	$606.00
020-342-028-000	III	1.00	$604.48	$1.52	$606.00
020-342-029-000	III	1.00	$604.48	$1.52	$606.00
020-342-030-000	III	1.00	$604.48	$1.52	$606.00
020-342-031-000	III	1.00	$604.48	$1.52	$606.00
020-342-032-000	III	1.00	$604.48	$1.52	$606.00
020-342-033-000	III	1.00	$604.48	$1.52	$606.00
020-342-034-000	III	1.00	$604.48	$1.52	$606.00
020-342-035-000	III	1.00	$604.48	$1.52	$606.00
020-342-036-000	III	1.00	$604.48	$1.52	$606.00
020-343-005-000	III	1.00	$604.48	$1.52	$606.00
020-343-006-000	III	1.00	$604.48	$1.52	$606.00
020-343-007-000	III	28.80	$604.48	$43.78	$17,452.80
TOTALS		**105.80**			**$64,114.80**

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

Diagrams for the District, including each Phase of the Canyon Creek Development, are shown on the following pages.

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22 Executive Park, Suite 200
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Page 1 of 3

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates.
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Irvine, California 92614
800-827-4901

Page 2 of 3

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates
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Page 3 of 3

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Canyon Creek
Benefit Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Lighting	Street Light - LED	53	EA	$5,000.00	$265,000	30	2000	13	$12,799.88	$188,649.56
Fencing/Netting	Chain Link Fence	13,800	SF	$4.00	$55,200	25	2000	8	$3,102.61	$43,972.52
Street and Parking Lot	Asphalt Resurface	396,570	SF	$3.00	$1,189,710	30	2000	13	$57,464.70	$846,936.88
Masonry/Concrete	Other Concrete Surface	1,725	SF	$5.00	$8,625	20	2000	3	$582.79	$7,844.49
					$1,915,105			**Totals**	**$139,247.95**	**$1,483,973.45**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

RESOLUTION NO. 2026-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR FISCAL YEAR 2026-2027

CANYON CREEK PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT NOS. 1, 2 AND 3

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual reports for the Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-33 stating its intent to confirm the diagram and to levy and collect annual assessments in the Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the Canyon Creek Parks and Open Spaces Maintenance Assessment District Nos. 1, 2 and 3, the levy and collection of assessments, the Engineer's Reports prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Reports, the City Council finds and determines that:

   a. The land within the identified Districts will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the Districts; and
   b. The Districts include all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the Districts in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagrams and assessments as set forth in the annual reports of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within each of said parks and open spaces maintenance assessment districts. The maximum assessments have been adjusted by the CPI for the previous year, established at 3.79%.

The annual assessments for Fiscal Year 2026-2027 in Districts No. 1 and No. 2 will be $606.00 per house and $490.86 per house in District No. 3 and District No. 3 Medium Density Residential. This represents an increase of $6.00 in District Nos. 1 and 2, and $4.86 in District No. 3.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Reports.

5. The City Clerk is hereby authorized and directed to file certified copies of the diagrams and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CANYON CREEK PARKS & OPEN SPACES
DISTRICT NO.'S 1, 2 & 3
FUND #620

MAY 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CANYON CREEK PARKS AND OPEN SPACES
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CANYON CREEK PARKS AND OPEN SPACE DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **Canyon Creek Parks and Open Spaces**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Canyon Creek Parks and Open Space District of the City of Gonzales to provide landscape maintenance and operations services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Landscape and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) (the "Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CANYON CREEK PARKS AND OPEN SPACES

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 2000-70 approved on the 24th day of July, 2000. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ____ day of ____, 2026.



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICTS

The Districts were formed in 2000 to provide a dedicated funding source for the maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto.

CANYON CREEK PARK AND OPEN SPACES PHASE 1

Canyon Creek Park and Open Spaces District No. 1, Phase I (hereinafter "LMD 1") is generally described as a district bounded on the northeast by Fanoe Road, on the southwest by State Route 101, on the southeast by the Sunrise Ranch Subdivision and on the northwest by the Canyon Creek Phase II subdivision.

CANYON CREEK PARK AND OPEN SPACES PHASE 2

Canyon Creek Park and Open Spaces District No. 2, Phase II (hereinafter "LMD 2") is generally described as a district bounded on the northeast by Fanoe Road, on the southwest by Canyon Creek Phase I Subdivision and Canyon Creek Phase III Subdivision, on the southeast by Canyon Creek Phase I and on the northwest by Canyon Creek Phase III Subdivision.

CANYON CREEK PARK AND OPEN SPACES PHASE 3

Canyon Creek Park and Open Spaces District No. 3, Phase III (hereinafter "LMD 3") is generally described as a district bounded on the northeast by existing Canyon Creek Phases I & II, on the southwest by Canyon Creek Phase I Subdivision, on the southeast by Canyon Creek Phases I & II and on the northwest by Canyon Creek Phase I.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 ("Prop 218") in November 1996.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied is shown in the table below.

LMD PHASE 1 MAINTENANCE ASSESSMENT CALCULATION

LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
Low Density Single Family Residential	75	75	1.00	75.00	$606.00	$45,450.00

LMD PHASE 2 MAINTENANCE ASSESSMENT CALCULATION

LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
Low Density Single Family Residential	74	74	1.00	74.00	$606.00	$44,844.00

LMD PHASE 3 MAINTENANCE ASSESSMENT CALCULATION

LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
Low Density Single Family Residential	77	77	1.00	77.00	$490.86	$37,796.22
Medium Density Residential	1	36	0.80	28.80	$490.86	$14,136.76
TOTAL	**78**	**113**		**105.80**		**$51,932.98**

LEVEL OF MAINTENANCE SERVICES PROVIDED

All costs associated with the maintenance and operation of the Districts' improvements including Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the Districts' improvements including incidentals and appurtenances is of special benefit to parcels within the Districts and shall be spread to all parcels within the Districts on a development unit basis.

Pursuant to the 1972 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

CANYON CREEK LMD PHASES 1, 2 & 3

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Fanoe Road Landscaping, located in a strip of land approximately 20 feet in width from face of southwest curb lines including planter walls from Sunrise Ranch northwesterly 1430 feet more or less and within the street frontage of Burgundy Way, and Rhone Lane and generally east of Rhone Way, and contiguous with the Fanoe Road landscaping.

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described areas, including retention pond landscaping and bank protection, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Storm Water Retention Pond and appurtenant access and irrigation as said parcel as shown on the approved improvement plans titled "Canyon Creek Phase I" and the approved tentative map.

Maintenance and operation of planter walls and associated improvements, of a local nature, including necessary repairs, replacements, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

State Route 101, a strip of land 5 feet wide along the northeasterly boundary of the sound wall easement adjacent to Route 101 including appurtenant sound wall.

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped land adjacent including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; park access bridge and bridge utility repair and replacement, park and bridge liability insurance coverage, including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Tot Lot, Located in Lot 225 (Tentative Map Designation), adjacent to the Retention Pond, and Public Park, Parcels A&B (Tentative Map Designation) as shown on the approved tentative map for Canyon Creek. The proposed Parcel B Public Park and appurtenant improvements (bridge, water, electrical, etc.) listed previously was deleted from description of work since it was not built, but has been added back into the district and the Public Park expanded to include Parcel A (Gonzales Slough) as well as Parcel B. The original budget originally established has therefore been reinstated for maintenance items to also cover a portion of the maintenance costs related to the park and appurtenant improvements.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the Districts are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the Districts, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

Beginning in Fiscal Year 2021-22, the City combined the budget page to show only the total expenditures, revenues, etc. for the District, rather than showing the expenditures and revenues by individual phases of the development, as had been done in previous years.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Tot Lot	$14,119
Contractual Services - Park Maintenance	$39,003
Other Contractual Services	$0
Parkway & Percolation Pond Landscape Maintenance [1]	$9,883
Sound Wall Maintenance	$561
Maintenance and Servicing Subtotal	**$63,566**
Utilities	
Street Landscaping Water Charges	$920
Tot Lot/Park Water Charges	$7,933
Tot Lot/Park Electrical Charges	$3,968
Utilities Subtotal	**$12,821**
Capital Replacement/Repair Collection [2]	
Sound Wall Reserve [3]	$15,000
Bridge/Utility Replacement Reserve	$15,000
Capital Replacement/Repair Subtotal	**$30,000**
Capital Outlay (Park Improvements)	**$600,000**
District Administration	
City Staff (YE Transfers GF)	$3,819
City Administration	$3,500
City Labor and Overhead [4]	$26,124
Engineering (Surveys & Assessment)	$723
Supplies, Printing & Advertising Notices	$4,128
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$356
Contingency	$10,973
District Administration Subtotal	**$51,123**
TOTAL EXPENDITURES	**$757,510**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$142,227
Actual/Estimated Use of Money and Property	$41,478
Transfer (To)/From Fund Balance	$573,806
TOTAL REVENUES & ADJUSTMENTS	**$757,510**
OPERATING RESERVE FUND BALANCE [5]	
Estimated Balance 7/1/2026	$78,755
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$3,150
Estimated Balance 6/30/2027	**$81,905**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$958,193
Estimated Addition/(Reduction)	($573,806)
Estimated Interest Income	$38,328
Estimated Balance 6/30/2027	**$422,715**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**226**
Total SFR EDUs	**226.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Total MDR Parcels Levied	**1**
Total MDR Dwelling Units Levied	**36**
Total MDR EDUs	**28.80**
Maximum Assessment per EDU	**$605.15**
Assessment per EDU	**$490.86**

Definitions: SFR = Single Family Residential Parcel(s); MDR = Medium Density Residential Units
EDU= Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

Budget Footnotes

[1] Phases I & II utilize one percolation pond. Phase III utilizes a separate retention pond.

[2] For capital replacement reserve items shown above, some of the costs are from the original Engineer's Report for the districts prepared in 2004 and increased to year end 2016 dollars by the increase in the ENR-CCI for San Francisco for the same period. Details regarding capital replacement costs for the other items shown above are provided in Appendix D.

Park & Open Space Assessmen	Collection Yrs	2004 Cost	2016 Cost	Annual Cost
Bridge/Utility Replacement	40	$200,000	$284,163	$7,104

[3] The capital replacement reserve cost for sound walls is as follows:

Park & Open Space Assessmen	Collection Yrs	Square Feet	Cost per SF	Total Cost	Annual Cost
Sound Wall Surface	25	39,115	$5	$195,575	$7,823

[4] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

[5] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

The Canyon Creek Park and Landscape Maintenance District has 3 separate phases. The assessment amounts for each are as follows:

Phase 1 SFR parcels Maximum Assessment $1,007.62 . Actual Assessment $606.00.
Phase 2 SFR parcels Maximum Assessment $1,133.06 . Actual Assessment $606.00.
Phase 3 SFR parcels Maximum Assessment $605.15 . Actual Assessment $490.86.
Phase 3 MDR parcels Maximum Assessment $605.15 . Actual Assessment $490.86.

A Park Improvement project is scheduled for the District during the 2026 calendar year, using $600,000 from the Capital Reserve fund.

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the Canyon Creek Parks and Open Space District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements including the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the Districts therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, pursuant to Prop 218:

> "*No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel."*

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

BENEFIT ANALYSIS

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on improvements as determined at the time the Districts were established.

General Benefits

The improvements within these Districts are a direct result of property development within the Districts and would otherwise not be required or necessary. Developers typically install landscape improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties developed and not for the benefit of surrounding properties.

Although many landscape improvements (by virtue of their location), may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the improvements within these Districts and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the Districts. Unless otherwise noted, these improvements provide no measurable general benefit to properties outside the Districts or to the public at large.

Special Benefits
The method of apportionment (assessment methodology) approved at the time the Districts were formed is based on the premise that each of the assessed parcels within the Districts receives benefit from the improvements maintained and financed by annual assessments.

Specifically, the assessments are for the maintenance of local landscape improvements installed as part of the original improvement. The desirability and safety of properties within the Districts are enhanced by the presence of well-maintained landscaping. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

Non-Assessable Parcels
Within the boundaries of the District, there may be properties that are considered to receive no special benefit from the improvements and services provided and are therefore not assessed.

ASSESSMENT METHODOLOGY

The Districts are assessed, on the basis of total development units generated, for the maintenance and operation of the Canyon Creek Parks and Open Spaces Maintenance Assessment Districts 1, 2 & 3 including incidentals and appurtenances and shall include all the costs of maintaining and/or operating the improvements described herein.

All costs associated with the maintenance and operation of the Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 1 improvements including Engineer's Report, printing and advertising of assessment notices and legal fees shall be spread to all parcels on a pro-rata development unit basis.

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping, street lighting, and park and recreational facilities. Section 22573 of the Lighting and Landscaping Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-way, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

The majority of improvements being maintained and operated as a result of the formation District have been constructed. All of the improvements have been installed within or in areas in close proximity to the developed residential lots.

The residential lots within the Canyon Creek subdivision receive special benefits which include enhanced neighborhood identity and quality of life, generated when park landscaping and lighting are in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, shade, and increase the desirability of the immediate surroundings of the residential units within the District.

Because of the location of the improvements, there is no general benefit to properties outside the District or the community as a whole, or a general benefit that is so negligible; it cannot be calculated for purposes of assessment.

As such, all costs associated with the maintenance and operation of the improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a per unit basis. Developed parcels are those parcels on which a final subdivision map has been filed. Said parcels also abut or obtain primary access from a public street.

In order to determine the appropriate assessment for each developed parcel, a budget for operation and maintenance costs associated with planned improvements in the entire Canyon Creek Subdivision Project was prepared. In some instances, the total cost of operation and maintenance of a given improvement must be collected on an annual basis. Since the developed parcels in the District are the only parcels that derive special benefit from such activities, they must bear the entire cost of operation and maintenance.

Factored development unit calculations are as follows: Low Density Single Family Residential (SFR) = 1.0 Equivalent Dwelling Unit (EDU); Medium Density Residential (MDR) = 0.8 EDU

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

District/Phase	Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay CPI-U	Current Year Maximum Assessment Rate	Current Year Applied Assessment Rate
Cny Crk LMD 1	$600.00	$970.76	3.7975%	$1,007.62	$606.00
Cny Crk LMD 2	$600.00	$1,091.61	3.7975%	$1,133.06	$606.00
Cny Crk LMD 3	$486.00	$583.01	3.7975%	$605.15	$490.86
LMD 3 - MDR	$486.00	$583.01	3.7975%	$605.15	$490.86

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Tot Lot	$14,119
Contractual Services - Park Maintenance	$28,140
Other Contractual Services	$0
Parkway & Percolation Pond Landscape Maintenance [1]	$9,883
Sound Wall Maintenance	$561
Maintenance and Servicing Subtotal	**$52,702**
Utilities	
Street Landscaping Water Charges	$1,385
Tot Lot/Park Water Charges	$11,940
Tot Lot/Park Electrical Charges	$5,973
Utilities Subtotal	**$19,297**
Capital Replacement/Repair Collection [2]	
Sound Wall Reserve [3]	$15,000
Bridge/Utility Replacement Reserve	$15,000
Capital Replacement/Repair Subtotal	**$30,000**
Capital Outlay (Park Improvements)	**$450,000**
District Administration	
City Staff (YE Transfers GF)	$3,600
City Administration	$3,500
City Labor and Overhead [4]	$30,000
Engineering (Surveys & Assessment)	$754
Supplies, Printing & Advertising Notices	$3,169
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$352
Contingency	$1,963
District Administration Subtotal	**$44,838**
TOTAL EXPENDITURES	**$596,837**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$140,819
Actual/Estimated Use of Money and Property	$38,287
Transfer (To)/From Fund Balance	$417,731
TOTAL REVENUES & ADJUSTMENTS	**$596,837**
OPERATING RESERVE FUND BALANCE [5]	
Estimated Balance 7/1/2025	$73,419
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$2,937
Estimated Balance 6/30/2026	**$76,355**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$883,761
Estimated Addition/(Reduction)	($417,731)
Estimated Interest Income	$35,350
Estimated Balance 6/30/2026	**$501,380**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**226**
Total SFR EDUs	**226.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Assessment Needed to Fully Fund	Varies*
Total MDR Parcels Levied	**1**
Total MDR Dwelling Units Levied	**36**
Total MDR EDUs	**28.80**
Maximum Assessment per EDU	**$583.01**
Assessment per EDU	**$486.00**
Assessment Needed to Fully Fund	$646.13

Definitions: SFR = Single Family Residential Parcel(s); MDR = Medium Density Residential Units
EDU= Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown in Appendix B. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-321-001-000	I	1.00	$604.48	$1.52	$606.00
020-321-002-000	I	1.00	$604.48	$1.52	$606.00
020-321-003-000	I	1.00	$604.48	$1.52	$606.00
020-321-004-000	I	1.00	$604.48	$1.52	$606.00
020-321-005-000	I	1.00	$604.48	$1.52	$606.00
020-321-006-000	I	1.00	$604.48	$1.52	$606.00
020-321-007-000	I	1.00	$604.48	$1.52	$606.00
020-321-008-000	I	1.00	$604.48	$1.52	$606.00
020-321-009-000	I	1.00	$604.48	$1.52	$606.00
020-321-010-000	I	1.00	$604.48	$1.52	$606.00
020-321-011-000	I	1.00	$604.48	$1.52	$606.00
020-321-012-000	I	1.00	$604.48	$1.52	$606.00
020-321-013-000	I	1.00	$604.48	$1.52	$606.00
020-321-014-000	I	1.00	$604.48	$1.52	$606.00
020-321-015-000	I	1.00	$604.48	$1.52	$606.00
020-321-016-000	I	1.00	$604.48	$1.52	$606.00
020-321-017-000	I	1.00	$604.48	$1.52	$606.00
020-321-018-000	I	1.00	$604.48	$1.52	$606.00
020-321-019-000	I	1.00	$604.48	$1.52	$606.00
020-321-020-000	I	1.00	$604.48	$1.52	$606.00
020-321-021-000	I	1.00	$604.48	$1.52	$606.00
020-321-022-000	I	1.00	$604.48	$1.52	$606.00
020-321-023-000	I	1.00	$604.48	$1.52	$606.00
020-321-024-000	I	1.00	$604.48	$1.52	$606.00
020-321-025-000	I	1.00	$604.48	$1.52	$606.00
020-321-026-000	I	1.00	$604.48	$1.52	$606.00
020-322-001-000	I	1.00	$604.48	$1.52	$606.00
020-322-002-000	I	1.00	$604.48	$1.52	$606.00
020-322-003-000	I	1.00	$604.48	$1.52	$606.00
020-322-004-000	I	1.00	$604.48	$1.52	$606.00
020-322-005-000	I	1.00	$604.48	$1.52	$606.00
020-323-001-000	I	1.00	$604.48	$1.52	$606.00
020-323-002-000	I	1.00	$604.48	$1.52	$606.00
020-323-003-000	I	1.00	$604.48	$1.52	$606.00
020-323-004-000	I	1.00	$604.48	$1.52	$606.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-323-005-000	I	1.00	$604.48	$1.52	$606.00
020-323-006-000	I	1.00	$604.48	$1.52	$606.00
020-323-007-000	I	1.00	$604.48	$1.52	$606.00
020-323-008-000	I	1.00	$604.48	$1.52	$606.00
020-323-009-000	I	1.00	$604.48	$1.52	$606.00
020-323-010-000	I	1.00	$604.48	$1.52	$606.00
020-323-011-000	I	1.00	$604.48	$1.52	$606.00
020-323-012-000	I	1.00	$604.48	$1.52	$606.00
020-323-013-000	I	1.00	$604.48	$1.52	$606.00
020-323-014-000	I	1.00	$604.48	$1.52	$606.00
020-323-015-000	I	1.00	$604.48	$1.52	$606.00
020-323-016-000	I	1.00	$604.48	$1.52	$606.00
020-323-017-000	I	1.00	$604.48	$1.52	$606.00
020-323-018-000	I	1.00	$604.48	$1.52	$606.00
020-323-019-000	I	1.00	$604.48	$1.52	$606.00
020-323-020-000	I	1.00	$604.48	$1.52	$606.00
020-323-021-000	I	1.00	$604.48	$1.52	$606.00
020-323-022-000	I	1.00	$604.48	$1.52	$606.00
020-323-023-000	I	1.00	$604.48	$1.52	$606.00
020-323-024-000	I	1.00	$604.48	$1.52	$606.00
020-323-025-000	I	1.00	$604.48	$1.52	$606.00
020-323-026-000	I	1.00	$604.48	$1.52	$606.00
020-323-027-000	I	1.00	$604.48	$1.52	$606.00
020-323-028-000	I	1.00	$604.48	$1.52	$606.00
020-323-029-000	I	1.00	$604.48	$1.52	$606.00
020-323-030-000	I	1.00	$604.48	$1.52	$606.00
020-323-031-000	I	1.00	$604.48	$1.52	$606.00
020-324-001-000	I	1.00	$604.48	$1.52	$606.00
020-324-002-000	I	1.00	$604.48	$1.52	$606.00
020-324-003-000	I	1.00	$604.48	$1.52	$606.00
020-324-004-000	I	1.00	$604.48	$1.52	$606.00
020-324-005-000	I	1.00	$604.48	$1.52	$606.00
020-324-006-000	I	1.00	$604.48	$1.52	$606.00
020-324-007-000	I	1.00	$604.48	$1.52	$606.00
020-324-008-000	I	1.00	$604.48	$1.52	$606.00
020-324-009-000	I	1.00	$604.48	$1.52	$606.00
020-324-010-000	I	1.00	$604.48	$1.52	$606.00
020-324-011-000	I	1.00	$604.48	$1.52	$606.00
020-324-012-000	I	1.00	$604.48	$1.52	$606.00
020-324-013-000	I	1.00	$604.48	$1.52	$606.00
TOTALS		**75.00**			**$45,450.00**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-331-001-000	II	1.00	$604.48	$1.52	$606.00
020-331-002-000	II	1.00	$604.48	$1.52	$606.00
020-331-003-000	II	1.00	$604.48	$1.52	$606.00
020-331-004-000	II	1.00	$604.48	$1.52	$606.00
020-331-005-000	II	1.00	$604.48	$1.52	$606.00
020-331-006-000	II	1.00	$604.48	$1.52	$606.00
020-331-007-000	II	1.00	$604.48	$1.52	$606.00
020-331-008-000	II	1.00	$604.48	$1.52	$606.00
020-331-009-000	II	1.00	$604.48	$1.52	$606.00
020-331-010-000	II	1.00	$604.48	$1.52	$606.00
020-331-011-000	II	1.00	$604.48	$1.52	$606.00
020-331-012-000	II	1.00	$604.48	$1.52	$606.00
020-331-013-000	II	1.00	$604.48	$1.52	$606.00
020-331-014-000	II	1.00	$604.48	$1.52	$606.00
020-331-015-000	II	1.00	$604.48	$1.52	$606.00
020-332-001-000	II	1.00	$604.48	$1.52	$606.00
020-332-002-000	II	1.00	$604.48	$1.52	$606.00
020-332-003-000	II	1.00	$604.48	$1.52	$606.00
020-332-004-000	II	1.00	$604.48	$1.52	$606.00
020-332-005-000	II	1.00	$604.48	$1.52	$606.00
020-332-006-000	II	1.00	$604.48	$1.52	$606.00
020-332-007-000	II	1.00	$604.48	$1.52	$606.00
020-332-008-000	II	1.00	$604.48	$1.52	$606.00
020-332-009-000	II	1.00	$604.48	$1.52	$606.00
020-332-010-000	II	1.00	$604.48	$1.52	$606.00
020-332-011-000	II	1.00	$604.48	$1.52	$606.00
020-332-012-000	II	1.00	$604.48	$1.52	$606.00
020-332-013-000	II	1.00	$604.48	$1.52	$606.00
020-332-014-000	II	1.00	$604.48	$1.52	$606.00
020-332-015-000	II	1.00	$604.48	$1.52	$606.00
020-332-016-000	II	1.00	$604.48	$1.52	$606.00
020-333-001-000	II	1.00	$604.48	$1.52	$606.00
020-333-002-000	II	1.00	$604.48	$1.52	$606.00
020-333-003-000	II	1.00	$604.48	$1.52	$606.00
020-333-004-000	II	1.00	$604.48	$1.52	$606.00
020-333-005-000	II	1.00	$604.48	$1.52	$606.00
020-333-006-000	II	1.00	$604.48	$1.52	$606.00
020-333-007-000	II	1.00	$604.48	$1.52	$606.00
020-333-008-000	II	1.00	$604.48	$1.52	$606.00
020-333-009-000	II	1.00	$604.48	$1.52	$606.00
020-333-010-000	II	1.00	$604.48	$1.52	$606.00
020-333-011-000	II	1.00	$604.48	$1.52	$606.00

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-334-001-000	II	1.00	$604.48	$1.52	$606.00
020-334-002-000	II	1.00	$604.48	$1.52	$606.00
020-334-003-000	II	1.00	$604.48	$1.52	$606.00
020-334-004-000	II	1.00	$604.48	$1.52	$606.00
020-334-005-000	II	1.00	$604.48	$1.52	$606.00
020-334-006-000	II	1.00	$604.48	$1.52	$606.00
020-334-007-000	II	1.00	$604.48	$1.52	$606.00
020-334-008-000	II	1.00	$604.48	$1.52	$606.00
020-334-009-000	II	1.00	$604.48	$1.52	$606.00
020-334-010-000	II	1.00	$604.48	$1.52	$606.00
020-334-011-000	II	1.00	$604.48	$1.52	$606.00
020-334-012-000	II	1.00	$604.48	$1.52	$606.00
020-334-013-000	II	1.00	$604.48	$1.52	$606.00
020-334-014-000	II	1.00	$604.48	$1.52	$606.00
020-334-015-000	II	1.00	$604.48	$1.52	$606.00
020-334-016-000	II	1.00	$604.48	$1.52	$606.00
020-334-017-000	II	1.00	$604.48	$1.52	$606.00
020-335-001-000	II	1.00	$604.48	$1.52	$606.00
020-335-002-000	II	1.00	$604.48	$1.52	$606.00
020-335-003-000	II	1.00	$604.48	$1.52	$606.00
020-335-004-000	II	1.00	$604.48	$1.52	$606.00
020-335-005-000	II	1.00	$604.48	$1.52	$606.00
020-335-006-000	II	1.00	$604.48	$1.52	$606.00
020-335-007-000	II	1.00	$604.48	$1.52	$606.00
020-335-008-000	II	1.00	$604.48	$1.52	$606.00
020-335-009-000	II	1.00	$604.48	$1.52	$606.00
020-335-010-000	II	1.00	$604.48	$1.52	$606.00
020-335-011-000	II	1.00	$604.48	$1.52	$606.00
020-335-012-000	II	1.00	$604.48	$1.52	$606.00
020-335-013-000	II	1.00	$604.48	$1.52	$606.00
020-335-014-000	II	1.00	$604.48	$1.52	$606.00
020-335-015-000	II	1.00	$604.48	$1.52	$606.00
TOTALS		**74.00**			**$44,844.00**

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-333-012-000	III	1.00	$489.63	$1.23	$490.86
020-333-013-000	III	1.00	$489.63	$1.23	$490.86
020-333-014-000	III	1.00	$489.63	$1.23	$490.86
020-333-015-000	III	1.00	$489.63	$1.23	$490.86
020-333-016-000	III	1.00	$489.63	$1.23	$490.86
020-333-017-000	III	1.00	$489.63	$1.23	$490.86
020-333-018-000	III	1.00	$489.63	$1.23	$490.86
020-333-019-000	III	1.00	$489.63	$1.23	$490.86
020-333-020-000	III	1.00	$489.63	$1.23	$490.86
020-334-018-000	III	1.00	$489.63	$1.23	$490.86
020-334-019-000	III	1.00	$489.63	$1.23	$490.86
020-334-020-000	III	1.00	$489.63	$1.23	$490.86
020-334-021-000	III	1.00	$489.63	$1.23	$490.86
020-335-016-000	III	1.00	$489.63	$1.23	$490.86
020-335-017-000	III	1.00	$489.63	$1.23	$490.86
020-335-018-000	III	1.00	$489.63	$1.23	$490.86
020-335-019-000	III	1.00	$489.63	$1.23	$490.86
020-335-020-000	III	1.00	$489.63	$1.23	$490.86
020-335-021-000	III	1.00	$489.63	$1.23	$490.86
020-335-022-000	III	1.00	$489.63	$1.23	$490.86
020-335-023-000	III	1.00	$489.63	$1.23	$490.86
020-335-024-000	III	1.00	$489.63	$1.23	$490.86
020-335-025-000	III	1.00	$489.63	$1.23	$490.86
020-335-026-000	III	1.00	$489.63	$1.23	$490.86
020-335-027-000	III	1.00	$489.63	$1.23	$490.86
020-335-028-000	III	1.00	$489.63	$1.23	$490.86
020-335-029-000	III	1.00	$489.63	$1.23	$490.86
020-335-030-000	III	1.00	$489.63	$1.23	$490.86
020-335-031-000	III	1.00	$489.63	$1.23	$490.86
020-335-032-000	III	1.00	$489.63	$1.23	$490.86
020-335-033-000	III	1.00	$489.63	$1.23	$490.86
020-335-034-000	III	1.00	$489.63	$1.23	$490.86
020-335-035-000	III	1.00	$489.63	$1.23	$490.86
020-335-036-000	III	1.00	$489.63	$1.23	$490.86
020-335-037-000	III	1.00	$489.63	$1.23	$490.86
020-336-001-000	III	1.00	$489.63	$1.23	$490.86
020-336-002-000	III	1.00	$489.63	$1.23	$490.86
020-336-003-000	III	1.00	$489.63	$1.23	$490.86
020-336-004-000	III	1.00	$489.63	$1.23	$490.86
020-341-001-000	III	1.00	$489.63	$1.23	$490.86
020-341-002-000	III	1.00	$489.63	$1.23	$490.86
020-342-001-000	III	1.00	$489.63	$1.23	$490.86

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-342-002-000	III	1.00	$489.63	$1.23	$490.86
020-342-003-000	III	1.00	$489.63	$1.23	$490.86
020-342-004-000	III	1.00	$489.63	$1.23	$490.86
020-342-005-000	III	1.00	$489.63	$1.23	$490.86
020-342-006-000	III	1.00	$489.63	$1.23	$490.86
020-342-007-000	III	1.00	$489.63	$1.23	$490.86
020-342-008-000	III	1.00	$489.63	$1.23	$490.86
020-342-009-000	III	1.00	$489.63	$1.23	$490.86
020-342-010-000	III	1.00	$489.63	$1.23	$490.86
020-342-011-000	III	1.00	$489.63	$1.23	$490.86
020-342-012-000	III	1.00	$489.63	$1.23	$490.86
020-342-013-000	III	1.00	$489.63	$1.23	$490.86
020-342-014-000	III	1.00	$489.63	$1.23	$490.86
020-342-015-000	III	1.00	$489.63	$1.23	$490.86
020-342-018-000	III	1.00	$489.63	$1.23	$490.86
020-342-019-000	III	1.00	$489.63	$1.23	$490.86
020-342-020-000	III	1.00	$489.63	$1.23	$490.86
020-342-021-000	III	1.00	$489.63	$1.23	$490.86
020-342-022-000	III	1.00	$489.63	$1.23	$490.86
020-342-023-000	III	1.00	$489.63	$1.23	$490.86
020-342-024-000	III	1.00	$489.63	$1.23	$490.86
020-342-025-000	III	1.00	$489.63	$1.23	$490.86
020-342-026-000	III	1.00	$489.63	$1.23	$490.86
020-342-027-000	III	1.00	$489.63	$1.23	$490.86
020-342-028-000	III	1.00	$489.63	$1.23	$490.86
020-342-029-000	III	1.00	$489.63	$1.23	$490.86
020-342-030-000	III	1.00	$489.63	$1.23	$490.86
020-342-031-000	III	1.00	$489.63	$1.23	$490.86
020-342-032-000	III	1.00	$489.63	$1.23	$490.86
020-342-033-000	III	1.00	$489.63	$1.23	$490.86
020-342-034-000	III	1.00	$489.63	$1.23	$490.86
020-342-035-000	III	1.00	$489.63	$1.23	$490.86
020-342-036-000	III	1.00	$489.63	$1.23	$490.86
020-343-005-000	III	1.00	$489.63	$1.23	$490.86
020-343-006-000	III	1.00	$489.63	$1.23	$490.86
020-343-007-000	III	28.80	$489.63	$35.34	$14,136.76
TOTALS		**105.80**			**$51,932.98**

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

Diagrams for the District, including each Phase of the Canyon Creek Development, are shown on the following pages.

Harris & Associates.
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 1 of 3

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates.
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 2 of 3

ASSESSMENT DIAGRAM

CANYON CREEK
BENEFIT ASSESSMENT DISTRICTS NO. 1, 2 AND 3

(CANYON CREEK PHASES I, II AND III)



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

Harris & Associates.
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 3 of 3

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Canyon Creek
Maintenance Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Park	Trash and Recycling Bin	5	EA	$150.00	$750	20	2000	3	$50.68	$682.13
	Bench	2	EA	$850.00	$1,700	20	2000	3	$114.87	$1,546.16
	Picnic Table	6	EA	$750.00	$4,500	20	2000	3	$304.06	$4,092.78
	Water Fountain	1	EA	$2,500.00	$2,500	20	2000	3	$168.92	$2,273.77
	Barbeque	2	EA	$250.00	$500	15	2000	0	$42.87	$500.00
	Park/Play Structure (Basic Set)	1	EA	$1,500.00	$1,500	20	2000	3	$101.35	$1,364.26
	Park Sign	2	EA	$1,000.00	$2,000	20	2000	3	$135.14	$1,819.01
	Irrigation Timer and Controller	4	EA	$3,500.00	$14,000	15	2000	0	$1,200.32	$14,000.00
	Tree Replacement	65	EA	$250.00	$16,250	50	2000	33	$504.13	$8,128.47
	Park Light - Solar Powered	2	EA	$1,500.00	$3,000	20	2000	3	$202.71	$2,728.52
Fencing/Netting	Chain Link Fence	5,140	SF	$4.00	$20,560	25	2000	8	$1,155.61	$16,378.17
	Wrought Iron Fence	600	LF	$25.00	$15,000	30	2000	13	$724.52	$10,678.28
Other Surface	Rubber Turf Area	800	SF	$5.00	$4,000	30	2000	13	$193.21	$2,847.54
Masonry/Concrete	Sound Wall	39,115	SF	$5.00	$195,575	25	2000	8	$10,992.62	$155,795.76
	Sidewalk	58,080	SF	$7.00	$406,560	25	2000	8	$22,851.38	$323,867.18
	Pathway Repair/Replacement	18,750	SF	$5.00	$93,750	20	2000	3	$6,334.63	$85,266.19
	Other Concrete Surface	125	SF	$5.00	$625	20	2000	3	$42.23	$568.44
					$782,770			**Totals**	**$45,119.24**	**$632,536.66**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

CITY OF GONZALES

AGENDA ITEM

7.4

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: **Public Hearing** to Consider **Resolution No. 2026-46,** A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Gonzales Industrial Park Benefit Assessment District; and **Resolution No. 2026-47**, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Gonzales Industrial Park Landscape Maintenance Assessment District

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council adopt:

- Resolution No. 2026-46, A Resolution of the City Council of the City of Gonzales Confirming Diagrams and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Gonzales Industrial Park Benefit Assessment District; and
- Resolution No. 2026-47, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Gonzales Industrial Park Landscape Maintenance Assessment District

BACKGROUND

By law, the City is required to schedule annual hearings to set assessments to pay for the costs and expenses of operating, maintaining and servicing public improvements and facilities located within each of the assessment

districts that have been previously established by the City. The City's Designated Engineer of Work, Harris & Associates ("Harris"), has prepared Engineer's Reports containing information about each of the assessment districts, the improvements to be served through the collection of the assessments, and the actual amount of each assessment on each impacted parcel. Copies of the Preliminary Engineer's Reports were filed with the City Clerk on or about May 22, 2026 and were and are available for review upon request.

REVIEW AND ANALYSIS

On June 15, 2026, the City Council approved Resolutions 2026-30 through 2026-37 providing preliminary approval of the Engineer's Reports for each of the involved districts and setting the public hearing date for consideration of the assessments for each district as July 20, 2026. Public notice for the hearing for each of the district resolutions was published on June 24, 2026. The attached resolutions, if approved, will provide final approval of the Engineer's Report for each district, authorize the levy and collection of said assessments, and order the maintenance, operating and/or servicing of the improvements identified in each Engineer's Report. Labor, overhead and staff costs are also included in the proposed assessments. The applicable CPI to be applied to all but the California Breeze Districts has been determined to be 3.79% and has been used in finalizing all assessment calculations.

Consideration and action on the eight (8) resolutions should only be taken after the public hearing for each district (or groupings of districts) has been completed. Once the resolutions have been approved, Staff has been directed to forward the documents to the County so that the assessments can be paid through the property tax roll system.

The assessments set forth below have been identified for each of the districts for Fiscal Year 2026-2027. Details on how the fees were calculated are included in each respective Engineer's Report. As noted above, Harris is recommending that the City adjust the maximum assessments (the highest assessment that could be levied in any given year during the life of a district) for the Canyon Creek, Cipriani, and Industrial Park Districts by the CPI for the previous year, established at 3.79%. The California Breeze Benefit Assessment Districts were not adopted with provisions that allow for annual CPI adjustments.

There is no proposed change to the assessments from last year for the California Breeze assessment districts. The Canyon Creek Benefit and Parks and Open Spaces District assessments are proposed to increase by $6.00 from $600.00 to $606.00, with an increase of $4.86 in Parks and Open Spaces District 3, from $486.00 to $490.86. In the Cipriani districts, the Benefit Assessment districts have a proposed increase of $39.96, from $1,052.04 to $1,092.00 for Lots 1-7, and a proposed $25.74 increase in the assessments, from $678.00 to $703.74 for Lots 8-66 and 70-75. In the Cipriani Parks and Open Space District, there is a proposed increase of $24.68, from $650.00 to $674.68. In the Industrial Park districts, assessments in the Parks and Landscape District will increase from $575 to $600.76 per acre, while in the Benefit Assessment District there will be an increase of $57.46, from $1,513.56 to $1,571.02. The new assessments have been set to adequately address maintenance, labor and material costs and project costs in the coming fiscal year. The Industrial districts are impacted by an upcoming parkway and pond maintenance project.

Note is made of the fact that once again, fiscal costs in the California Breeze districts will exceed allowable maximum assessments that cannot be increased.

The fees for 2026-2027 will be as follows:

California Breeze Benefit Assessment District
No. 1 - Per House $187.00
No. 1 - Commercial $141.14
No. 2 - Per House $185.34
No. 3 - Per House $234.68

California Breeze Parks and Open Spaces Maintenance Assessment District
Phase 1 -Per House $227.00
Phase 1 - Commercial $88.90
Phase 2 - Per House $227.00

Phase 3 - Per House $271.76

Canyon Creek Benefit Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $606.00
No. 3 MDR - Per Unit $606.00

Canyon Creek Parks and Open Spaces Maintenance Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $490.86
No. 3 MDR - Per Unit $490.86

Gonzales Industrial Park Benefit Assessment District
Per Acre $1,571.02

Gonzales Industrial Park Landscape Maintenance Assessment District
Per Acre $600.76

Cipriani Estates Benefit Assessment District
Per House $703.74
Lots 1-7 - $1,092.00 (base assessment plus additional Storm Drain Maintenance charge)

Cipriani Estates Parks and Open Spaces Maintenance Assessment District
Per House $674.68

All funds collected for each district will be used for the routine maintenance and operation of the public improvements and facilities identified in each Engineer's Report, labor, overhead, and staff costs, and for maintaining capital reserve fund balances.

Staff recommends that the Council adopt each of the resolutions confirming district diagrams and assessments and levying said assessments in the respective Benefit and Landscape Maintenance Assessment Districts.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: The assessments fund the maintenance of various improvements located within the involved subdivisions. Regular and routine maintenance of such improvements helps to preserve the safe and attractive environment the City strives to provide for its citizens.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community.
X Yes ___No ___NA

Explain: Collection of the assessments will provide financing for the maintenance of a variety of improvements that enhance the quality of life in both the involved subdivisions and the City as a whole.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an

environmentally sustainable manner. X Yes ___No ___NA

Explain: The proposed assessments will allow the City to maintain a variety of improvements that ensure residential safety and promote local housing opportunities by maintaining a healthy housing stock.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	X	Yes	__	No	__	N/A
Housing	X	Yes	__	No	__	N/A
Recreation	__	Yes	__	No	X	N/A
Environment	__	Yes	__	No	X	N/A
Education	__	Yes	__	No	X	N/A

Explain: The creation and annual collection of assessments enables the City to maintain improvements vital to public safety and the ongoing well-being of portions of the City's housing stock.

ALTERNATIVES

None at this time.

BUDGET IMPACT

The City will have to incur the cost of subdivision improvement maintenance if the assessments are not approved and levied.

CONCLUSION

The Council should open the public hearings, receive comment, and then consider adoption of the resolutions that are the final step in the City's annual process of levying assessments in various assessment districts established in previous years as a means of covering the costs of maintenance of various subdivision improvements.

ATTACHMENTS:
Public Hearing Notice
Resolution No. 2026-46
Industrial Park Benefit AD Report
Resolution No. 2026-47
Industrial Park Landscape AD Report

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

No:

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune (Salinas Valley Tribune) newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

Notice of Public Hearing

1/24

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 1/24/24

At King City, California

Julie Digges

Julie Digges, Office Manager

-Page 2-

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Gonzales will hold PUBLIC HEARINGS to consider adoption of the Fiscal Year 2026/27 Assessment Rates for the following Assessment Districts as part of the regular City Council meeting on Monday, July 20, 2026, beginning at 6:00 PM in the Council Chambers, 117 Fourth Street, Gonzales, California:

District	FY 2026/27 Assessment
Canyon Creek Benefit Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 3	Residential EDU = $606 Med Density Residential EDU = $606
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 3	Residential EDU = $490.86 Med Density Residential EDU = $490.86
Industrial Park Benefit Assessment District	Commercial or Industrial = $1571.02 acre
Industrial Park Landscape Maintenance Assessment District	Commercial or Industrial = $600.76/acre
Cipriani Estates Benefit Assessment District	Residential EDU (Lots 1 -7) = $1,092.00 Residential EDU (Lots 8 - 66 and 70 - 74) = $703.74
Cipriani Estates Parks and Open Spaces Maintenance Assessment District	Residential EDU = $674.68
Calif Breeze Benefit Assessment District No. 1	Residential EDU = $187.00 Commercial EDU = $141.14
Calif Breeze Benefit Assessment District No 2	Residential EDU = $185.34
Calif Breeze Benefit Assessment District No 3	Residential EDU = $234.68
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 1)	Residential EDU = $227.00 Commercial EDU = $88.90
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 2)	Residential EDU = $227.00
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 3)	Residential EDU = $271.76

EDU = Equivalent Dwelling Unit

Further information is available by emailing Octavio Hurtado, PE, Public Works Director/City Engineer at ohurtado@ci.Gonzales.ca.us. The assessment reports and resolutions may be viewed at City Hall, 147 Fourth Street, Gonzales, CA during regular business hours.

Interested parties are invited to attend said meeting and/or provide comments or submit evidence for or against the subject matter. Written Comments may be submitted to City Clerk, City of Gonzales, PO Box 647, Gonzales, CA 93926 prior to the date and time of the public hearings. For further information, contact city staff at (831) 675-5000. If you challenge this matter, you may be limited to raising only those issues you or someone else raised at the Public Hearing or in written correspondence delivered to the city at or before these hearings.

En caso de que usted necesite ayuda para leer o entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated at Gonzales, California on June 17, 2026
/s/ Octavio Hurtado, PE, Public Works Director/City Engineer

RESOLUTION NO. 2026-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENTS AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 FOR FISCAL YEAR 2026-2027

GONZALES INDUSTRIAL PARK BENEFIT ASSESSMENT DISTRICT

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual report for the Gonzales Industrial Park Benefit Assessment District, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-34 stating its intent to confirm the diagram and to levy and collect annual assessments in the Gonzales Industrial Park Benefit Assessment District, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the Gonzales Industrial Park Benefit Assessment District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Report, the City Council finds and determines that:

   a. The land within the identified District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and
   b. The District includes all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the District in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagram and assessments as set forth in the annual report of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within the benefit assessment district. The maximum assessments have been adjusted by the CPI for the previous year, established at 3.79%. The assessment for Fiscal Year 2026-2027 will be increased from $1,500.00 to $1,571.02 per acre.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

FINAL ENGINEER'S REPORT
FISCAL YEAR 2026-27
INDUSTRIAL PARK
BENEFIT ASSESSMENT DISTRICT
FUND #641

MAY 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE INDUSTRIAL PARK BENEFIT ASSESSMENT DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

TABLE OF CONTENTS

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **Industrial Park Benefit Assessment District**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Industrial Park Benefit Assessment District of the City of Gonzales to provide drainage and street improvements services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Benefit Assessment Act of 1982, Section 5 of the California Government Code ("1982 Act"), beginning with Section 54703, Article XIIID, Section 4(a) of the State of California Constitution (collectively "Assessment Law"), and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

INDUSTRIAL PARK BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of ___, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – DESCRIPTION OF IMPROVEMENTS

Description of Improvements

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris will conduct assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

Gonzales Industrial Park Benefit Assessment District is generally described as a district bounded on the Northwest by Lands of Meyer; on the Southeast by existing parcels fronting Gonzales River Road (Vol. 1, Page 163, Volume 19 of Surveys, Page 67, and Volume 20 Cities and Towns, Page 13); on the Southwest by Lands of Hibino (Reel 514, Page 1002); and on the Northeast by Lands of Meyer, City of Gonzales, and Silva Harvesting, Inc.

The District was formed in 2003 to provide a dedicated funding source for the maintenance and operation of District improvements as described below. In Fiscal Year 2019/20, there were additional parcels annexed into the District. The area annexed (the "Annexation") is located to the northeast of the existing District and totals 13.451 acres owned by the Mann Packing Company. The Annexation includes Assessor's parcel numbers 020-021-002, 020-021-007 and 202-021-008. The annexed parcels will be assessed at the same rate as the existing District parcels and they are included in the assessment roll shown in Appendix B.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code ("1982 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1982 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 ("Prop 218") in November 1996.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied is shown in the table below:

GONZALES INDUSTRIAL PARK BENEFIT ASSESSMENT CALCULATION				
LANDUSE	ASSESSABLE PARCELS	ASSESSABLE ACREAGE	ASSESSMENT RATE/ACRE	TOTAL ASSESSMENT[1]
Commercial/ Industrial	15	76.831	$1,571.02	$120,703.03

[1] The actual total assessment is $120,702.96, as shown on the roll. Minor rounding adjustments were applied because the County does not accept assessment amounts containing fractional cents.

LEVEL OF MAINTENANCE SERVICES PROVIDED

Maintenance and operation of the following described improvements of a local nature on public lands within said district including storm water retention pond silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

Puente Del Monte Avenue, Katherine Street and Alpine Drive: All as said streets are shown on that certain map titled "Gonzales Industrial Park Benefit Assessment District" on file with the City Clerk.

Storm Water Retention Pond: Improvements to be constructed within approximately 4.32 acres within the area shown as Assessment Parcel Number 2 on Exhibit B.
Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

Pursuant to the 1982 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Street Sweeping [1]	$0
Other Contractual Services	$25,000
Inspection and Overhead	$2,000
Street Repairs/Pot Holes	$12,000
Percolation Pond Maintenance	$7,104
Maintenance and Servicing Subtotal	**$46,104**
Utilities - Street Lighting	**$1,808**
Capital Replacement/Repair Collection [2]	
Percolation Pond Maintenance	$4,000
Street Lighting Reserve	$4,500
Storm Drain Capital Repair	$3,000
Street Resurfacing/Striping and Street Sign Replacement [3]	$15,000
Capital Replacement/Repair Subtotal	**$26,500**
Capital Outlay [4] **(Street rehabilitation)**	**$550,800**
Street Rehabilitation Project	
District Administration	
City Staff (YE Transfers GF)	$13,500
City Administration	$3,500
City Labor and Overhead [5]	$13,749
Engineering (Surveys & Assessment)	$6,245
Contractual Services	$227
Supplies, Printing & Advertising Notices	$130
Legal Counsel	$1,800
Legal and Accounting Services	$0
County Collection Fee	$302
Contingency	$3,721
District Administration Subtotal	**$43,173**
TOTAL EXPENDITURES	**$668,386**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$120,703
Actual/Estimated Use of Money and Property	$22,860
Transfer (To)/From Fund Balance	$524,822
TOTAL REVENUES & ADJUSTMENTS	**$668,386**
OPERATING RESERVE FUND BALANCE [6]	
Estimated Balance 7/1/2026	$58,793
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$2,352
Estimated Balance 6/30/2027	**$61,145**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$512,717
Estimated Addition/(Reduction)	($524,822)
Estimated Interest Income	$20,509
Estimated Balance 6/30/2027	**$8,404**
ANNUAL LEVY SUMMARY	
Total Commercial Parcels Levied	**15**
Total Commercial Assessable Acreage	**76.83**
Maximum Assessment per Acre	**$1,571.03**
Proposed Assessment per Acre	**$1,571.02**

Budget Footnotes

[1] Regularly scheduled street sweeping services are performed by Franchise Waste Hauler. Any services above and beyond said regularly scheduled services will be billed to and paid for by the District.

[2] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City.

[3] Street Resurfacing/Striping and Street Sign Replacement costs are based on updated cost estimates provided by the City.

[4] Costs of Traffic Signal installation at the intersection of Gonzales River Road and Puente Del Monte. The total cost of $508,000 is scheduled to be repaid by District assessments over a 10 year period, with the first installment beginning in 2019/20. In addition, A Street Rehabilitation Project is scheduled for the District during the 2026 calendar year, using $500,000 from the Capital Reserve fund.

[5] Items included in this category include salaries, overtime, Workers' Comp, Retirement & Insurance (Life, Health & FICA).

[5] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the Industrial Park Benefit Assessment District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS – SPECIAL BENEFIT

Pursuant to the 1982 Act and Article XIIID, all parcels that receive a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. Chapter 6.4, Division 2, Title 5, of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment district by Cities for the purpose of providing certain public improvements that include street maintenance.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

(a) No benefit assessment shall be levied pursuant to this chapter unless it meets all of the following requirements:

(1) The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service. Except as provided in subdivision (d) or (e) of Section 54715, in the case of a benefit assessment for flood control services, the benefit must be determined on the basis of the proportionate storm water runoff from each parcel. In the case of an assessment for the maintenance of streets, roads, or highways, the benefit shall be in proportion to the estimated traffic volume to be generated by each parcel assessed, or by any other reasonable basis as determined by the legislative body.

(2) The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service.

(3) The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The 1982 Act also permits the designation of zones of benefit within any individual assessment district.

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. The costs for the operation, maintenance and servicing of the improvements maintained for each zone are apportioned in accordance with the methodology which was established by the City Council upon formation of the District.

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

GENERAL PROVISIONS – GENERAL BENEFIT

Although the improvements may include public streets and drainage facilities that connect to similar facilities outside the District' boundaries, the construction, maintenance and operation of these improvements are only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District' boundaries and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District's improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

ASSESSMENT METHODOLOGY

The District is assessed, on the basis of total development units generated, for the maintenance and operation of the Gonzales Industrial Park Benefit Assessment District including incidentals and appurtenances and shall include all the costs of the improvements described herein.

All costs associated with the maintenance and operation of the District improvements including Engineer's Report, printing and advertising of assessment notices and legal fees shall be spread to all parcels on a pro-rata, net acreage basis.

Chapter 6.4 of Division 2 of the California Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment district by agencies for the purpose of financing the operation, maintenance and servicing of drainage, flood control, street lighting, and street improvements, and installation and improvement of drainage and flood improvements. Section 54711 of the Benefit Assessment Act of 1982 requires that assessments be levied according to benefit derived from the provided service. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

The improvements to be maintained and operated as a result of the formation of the Gonzales Industrial Park Benefit Assessment District are either in existence or were installed simultaneously with the development of commercial/industrial property units within the District. All such improvements were installed within or in areas in close proximity to the commercial/light industrial property.

As a result of the foregoing, the commercial industrial property will receive 100% of the special benefits of the operation, maintenance and servicing of drainage, flood control, street lighting and street improvements. These special benefits include enhanced neighborhood health and safety, and improved quality of life, generated when drainage, flood control and street improvements are in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, protection of improved property, enhanced comfort and increase the desirability of the immediate surroundings of the commercial industrial property within the District.

Because of the location of the improvements either within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole, or a general benefit that is so negligible; it cannot be calculated for purposes of assessment.

As such, all costs associated with the maintenance and operation of Gonzales Industrial Park Benefit Assessment District improvements, including incidentals and appurtenances, shall be spread to all property within the District on a net acreage of property basis. Said property also abuts or obtains primary access from a public street.

In order to determine the appropriate assessment for the property, a budget for operation and maintenance costs associated with planned improvements in the entire Gonzales Industrial Park was prepared. In some instances, the total cost of operation and maintenance of a given improvement must be collected on an annual basis. Since the developed property in the District is the only property that derives special benefit from such activities, said property initially must bear its pro-rata share cost of operation and maintenance. The City of Gonzales will bear the additional cost of maintenance until all properties within the District are developed. If additional commercial industrial properties gain access to the improvements constructed as part of Gonzales Industrial Park project, the cost for maintaining the improvements will be re-allocated with the additional net acreage included. It is anticipated that assessments levied in this manner will be decreased as additional properties are added to the District and derive benefit from the operation and maintenance of such improvements.

Assessable acreage in the District is: 76.831 acres

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay	Current Year Maximum Assessment	Unit of Measure	Current Year Applied Assessment Rate
$1,500.00	$1,513.56	3.7975%	$1,571.03	Acre	$1,571.02

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Street Sweeping [1]	$0
Other Contractual Services	$25,000
Inspection and Overhead	$2,000
Street Repairs/Pot Holes	$12,000
Percolation Pond Maintenance	$7,104
Maintenance and Servicing Subtotal	**$46,104**
Utilities - Street Lighting	**$2,200**
Capital Replacement/Repair Collection [2]	
Percolation Pond Maintenance	$4,000
Street Lighting Reserve	$4,500
Storm Drain Capital Repair	$3,000
Street Resurfacing/Striping and Street Sign Replacement [3]	$15,000
Capital Replacement/Repair Subtotal	**$26,500**
Capital Outlay [4] **(Street rehabilitation)**	**$350,000**
Street Rehabilitation Project	
District Administration	
City Staff (YE Transfers GF)	$13,500
City Administration	$3,500
Engineering (Surveys & Assessment)	$1,000
Contractual Services	$227
Supplies, Printing & Advertising Notices	$69
Legal Counsel	$1,800
Legal and Accounting Services	$0
County Collection Fee	$288
Contingency	$3,740
District Administration Subtotal	**$24,124**
TOTAL EXPENDITURES	**$448,928**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$115,247
Actual/Estimated Use of Money and Property	$22,418
Transfer (To)/From Fund Balance	$311,263
TOTAL REVENUES & ADJUSTMENTS	**$448,928**
OPERATING RESERVE FUND BALANCE [5]	
Estimated Balance 7/1/2025	$49,464
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$1,979
Estimated Balance 6/30/2026	**$51,443**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$510,991
Estimated Addition/(Reduction)	($311,263)
Estimated Interest Income	$20,440
Estimated Balance 6/30/2026	**$220,167**
ANNUAL LEVY SUMMARY	
Total Commercial Parcels Levied	**15**
Total Commercial Assessable Acreage	**76.83**
Maximum Assessment per Acre	**$1,513.56**
Proposed Assessment per Acre	**$1,500.00**
Assessment Needed to Fully Fund	$1,287.60

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown below. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Asmt No.	Assessable Acreage	FY 2026-27 Asmt Rate/Acre	Total Base Assessment	County Collection Fee	Assessment Minus County
020-021-002-000	22	4.480	$1,571.02	$7,038.16	$17.60	$7,020.56
020-021-050-000	23 & 24	8.971	$1,571.02	$14,093.62	$35.23	$14,058.39
223-081-009-000	12	0.000	$1,571.02	$0.00	$0.00	$0.00
223-081-012-000	7	2.250	$1,571.02	$3,534.80	$8.84	$3,525.96
223-081-013-000	8	2.190	$1,571.02	$3,440.52	$8.60	$3,431.92
223-081-014-000	9	2.000	$1,571.02	$3,142.04	$7.86	$3,134.18
223-081-015-000	10	2.020	$1,571.02	$3,173.46	$7.93	$3,165.53
223-081-016-000	11	2.020	$1,571.02	$3,173.46	$7.93	$3,165.53
223-081-017-000	13	2.690	$1,571.02	$4,226.04	$10.57	$4,215.47
223-081-018-000	14	2.690	$1,571.02	$4,226.04	$10.57	$4,215.47
223-081-019-000	15	2.710	$1,571.02	$4,257.46	$10.64	$4,246.82
223-081-034-000	20	12.720	$1,571.02	$19,983.36	$49.96	$19,933.40
223-081-035-000	6	2.600	$1,571.02	$4,084.64	$10.21	$4,074.43
223-081-039-000	21 (1,2,3)	21.090	$1,571.02	$33,132.80	$82.83	$33,049.97
223-081-040-000	25	4.910	$1,571.02	$7,713.70	$19.28	$7,694.42
223-081-041-000	26	3.490	$1,571.02	$5,482.86	$13.71	$5,469.15
TOTALS		**76.831**		**$120,702.96**	$301.76	$120,401.20

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

District diagrams are shown on the following pages. Also included is a diagram showing the boundaries of three parcels (020-021-002, 020-021-007 & 020-021-008) annexed into the District in Fiscal Year 2019-20.

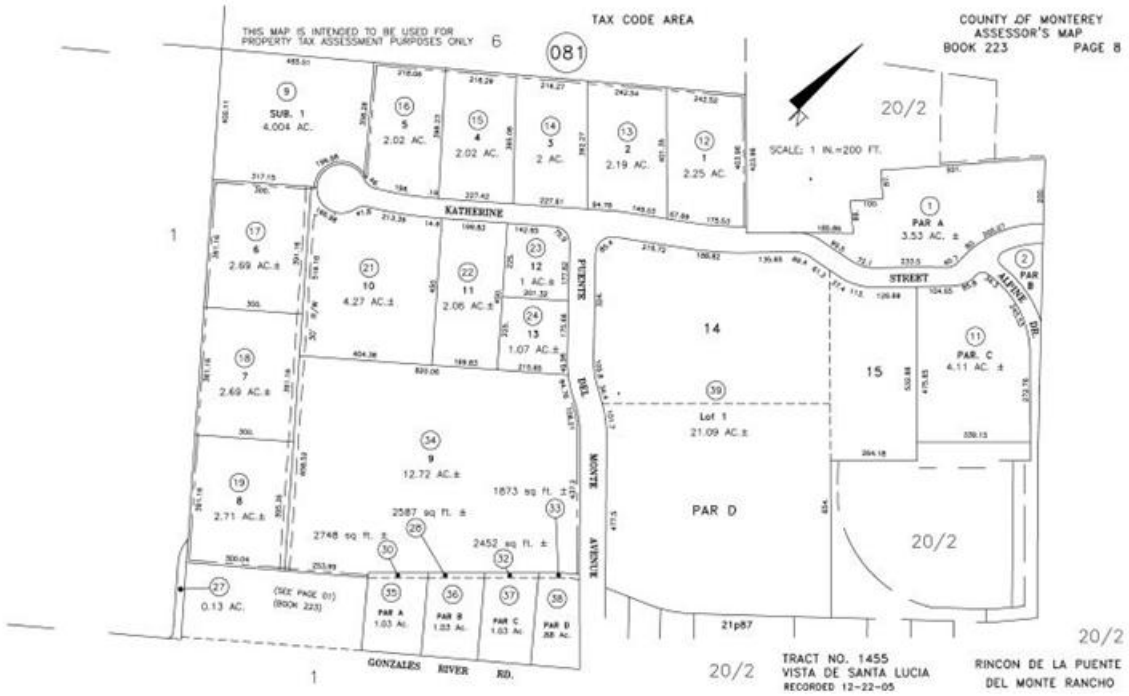
Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

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ASSESSMENT DIAGRAM

GONZALES INDUSTRIAL PARK
BENEFIT ASSESSMENT DISTRICT

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

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ASSESSMENT DIAGRAM

GONZALES INDUSTRIAL PARK
BENEFIT ASSESSMENT DISTRICT

Annexation No. 1
(Mann Packing/DelMonte)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



ANNEXATION BOUNDARY

THI INCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 20___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 20___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 20___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 20___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 20___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The Capital Replacement Reserve information for Street Resurfacing and Street Sign Replacement is shown below:

STREET RESURFACING AND STREET SIGN REPLACEMENT:

No.	Item	Quantity	Unit	Unit Price	Total Cost	Annual Cost
1	Slurry Seal	250,000	SF	$0.47	$117,500	$16,786
2	Traffic Stripe, Detail 1 (4" Broken 17-7, Yellow)	2,200	LF	$0.60	$1,320	$189
3	Traffic Stripe, Detail 8 (4" Broken 17-7, White)	2,600	LF	$0.60	$1,560	$223
4	Traffic Stripe, Detail 22 (4" Double Yellow)	2,500	LF	$2.25	$5,625	$804
5	Traffic Stripe, Detail 25A (4" Yellow)	400	LF	$1.50	$600	$86
6	Traffic Stripe, Detail 38A (8" White)	1,500	LF	$1.50	$2,250	$321
7	Traffic Stripe, Detail 39 (6" White)	8,750	LF	$0.45	$3,938	$563
8	Traffic Stripe, Detail 39A (6" Broken 8-4, White)	450	LF	$1.10	$495	$71
9	Thermoplastic, 12" White Crosswalk/Limit Line	600	LF	$3.00	$1,800	$257
10	Pavement Marking, Type IV Arrow	105	SF	$4.50	$473	$68
11	Pavement Marking, Type VI Arrow	252	SF	$4.50	$1,134	$162
12	Pavement Marking, Type VII Arrow	27	SF	$4.50	$122	$17
13	Pavement Marking, "STOP"	200	SF	$4.50	$900	$129
14	Pavement Marking, "AHEAD"	62	SF	$4.50	$279	$40
15	Pavement Marking, "KEEP"	24	SF	$4.50	$108	$15
16	Pavement Marking, "CLEAR"	27	SF	$4.50	$122	$17
17	Sign R1-1 (STOP)	6	EA	$275.00	$1,650	$236
18	Sign R8-3a (No Parking)	45	EA	$275.00	$12,375	$1,768
19	Sign R4-1 (Do Not Pass)	1	EA	$275.00	$275	$39
20	Sign W4-2 (Lane Ends)	1	EA	$275.00	$275	$39
21	Sign W14-2 (No Outlet)	1	EA	$275.00	$275	$39
22	Sign R61-19 (CA) (Left Only and Right Only)	1	EA	$275.00	$275	$39
				Total =	**$153,351**	**$21,907**

Notes:

1 This document is prepared as a guide only and is subject to change. It has been prepared to a standard of accuracy which, to our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this document. Harris & Associates makes no warranty, either expressed or implied, as to the accuracy of this document.

2 Costs are based on current prices and no provision has been made for inflation or price fluctuations.

3 Street area and sign count are derived from Google Earth.

4 Assumed slurry seal every 7 years.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Industrial Park
Benefit Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Lighting	Street Light - LED	7	EA	$5,000.00	$35,000	30	0	0	$1,690.55	$35,000.00
Fencing/Netting	Chain Link Fence	17,088	SF	$4.00	$68,352	25	2006	14	$3,841.84	$38,238.36
	Wrought Iron Fence	4,250	LF	$25.00	$106,250	30	2006	19	$5,132.03	$52,176.98
Street and Parking Lot	Asphalt Resurface	178,300	SF	$3.00	$534,900	30	2006	19	$25,836.44	$262,677.34
	Asphalt Slurry	178,300	SF	$1.00	$178,300	7	2006	0	$29,358.32	$178,300.00
Masonry/Concrete	Other Concrete Surface	3,600	SF	$5.00	$18,000	20	2006	9	$1,216.25	$11,777.91
					$940,802			**Totals**	**$67,075.42**	**$578,170.60**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

RESOLUTION NO. 2026-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENTS AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR FISCAL YEAR 2026-2027

GONZALES INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual report for the Gonzales Industrial Park Landscape Maintenance Assessment District, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-35 stating its intent to confirm the diagram and to levy and collect annual assessments in the Gonzales Industrial Park Landscape Maintenance Assessment District, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the Gonzales Industrial Park Landscape Maintenance Assessment District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Report, the City Council finds and determines that:

   a. The land within the identified District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and
   b. The District includes all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the District in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagram and assessments as set forth in the annual report of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within the park landscape maintenance assessment district. The maximum

assessments have been adjusted by the CPI for the previous year, established at 3.79%. The assessment for Fiscal Year 2026-2027 will be increased from $575.00 to $600.76 per acre.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
FUND #640

MAY 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Industrial Park Landscape Maintenance Assessment District of the City of Gonzales to provide landscape maintenance services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Landscape and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) (the "Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established at the time of formation. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagrams
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of ___, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – DESCRIPTION OF IMPROVEMENTS

Description of Improvements

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris will conduct assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

Gonzales Industrial Park Landscape Maintenance Assessment District is generally described as a district bounded on the Northwest by Lands of Meyer; on the Southeast by existing parcels fronting Gonzales River Road (Vol. 1, Page 163, Volume 19 of Surveys, Page 67, and Volume 20 Cities and Towns, Page 13); on the Southwest by Lands of Hibino (Reel 514, Page 1002); and on the Northeast by Lands of Meyer, City of Gonzales, and Silva Harvesting, Inc.

The District was formed in 2003 to provide a dedicated funding source for the maintenance and operation of the improvements as shown herein. In Fiscal Year 2019-20, there were additional parcels annexed into the District. The area annexed (the "Annexation") is located to the northeast of the existing District and totals 13.451 acres owned by the Mann Packing Company. The Annexation includes Assessor's parcel numbers 020-021-002; 020-021-007 and 202-021-008. The annexed parcels will be assessed at the same rate as the existing District parcels and they are included in the assessment roll shown in Appendix B.

The improvements include landscaping and irrigation improvements, including planter walls and fences, monument signs, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation.

Puente Del Monte Avenue (formerly Industrial Drive), located in a strip of land approximately 10 feet in width from face of curb lines including planter walls and curb returns from Gonzales River Road Northwest 300± lineal feet as said street is shown on that certain map titled Gonzales Industrial Park Landscape Maintenance District, Exhibit B, on file with the City Clerk.

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips or parcels of land of the following described areas, including retention pond landscaping, fencing and bank protection, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Storm Water Retention Pond and appurtenant access and irrigation as said parcel is to be configured of approximately 4.5 acres within Assessment Parcel 2 in Appendix B (locations and configuration to be determined).
Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 ("Prop 218") in November 1996.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied is shown in the table below:

GONZALES INDUSTRIAL PARK LANDSCAPE MAINTENANCE ASSESSMENT CALCULATION

LANDUSE	ASSESSABLE PARCELS	ASSESSABLE ACREAGE	ASSESSMENT RATE/ACRE	TOTAL ASSESSMENT
Commercial/ Industrial	15	76.831	$600.76	$46,156.99

[1] The actual total assessment is $46,156.94, as shown on the roll. Minor rounding adjustments were applied because the County does not accept assessment amounts containing fractional cent.

LEVEL OF MAINTENANCE SERVICES PROVIDED

All costs associated with the maintenance and operation of the District improvements including the Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the District improvements including incidentals and appurtenances are of special benefit to parcels within the District and shall be spread to all parcels within the District on a pro-rata net acreage basis.
Pursuant to the 1972 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the district, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Parkway & Percolation Pond Landscape Maintenance	$9,782
Parkway Water Charges	$750
Other Contractual Services	$12,357
Monument Sign Maintenance	$0
Maintenance and Servicing Subtotal	**$22,888**
Utilities - Parkway & Pond Electrical Charges	**$429**
Capital Replacement/Repair Collection [1]	
Fence Reserve	**$1,176**
Street Repair	**$5,000**
Sound Wall Repair	**$2,000**
Capital Replacement/Repair Subtotal	**$8,176**
Capital Outlay	**$50,000**
District Administration	
City Staff (YE Transfers GF)	$1,166
City Administration	$4,500
City Labor and Overhead [2]	$13,987
Engineering (Surveys & Assessment)	$723
Supplies, Printing & Advertising Notices	$223
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$115
Contingency	$4,075
District Administration Subtotal	**$26,289**
TOTAL EXPENDITURES	**$107,782**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$46,157
Actual/Estimated Use of Money and Property	$5,992
Transfer (To)/From Fund Balance	$55,632
TOTAL REVENUES & ADJUSTMENTS	**$107,782**
OPERATING RESERVE FUND BALANCE [3]	
Estimated Balance 7/1/2026	$49,803
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$1,992
Estimated Balance 6/30/2027	**$51,795**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$100,009
Estimated Addition/(Reduction)	($55,632)
Estimated Interest Income	$4,000
Estimated Balance 6/30/2027	**$48,377**
ANNUAL LEVY SUMMARY	
Total Commercial Parcels Levied	**15**
Total Commercial Assessable Acreage	**76.83**
Maximum Assessment per Acre	**$600.76**
Assessment per Acre	**$600.76**

Budget Footnotes

[1] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City.

[2] Items included in this category include salaries, overtime, Workers' Comp, Retirement & Insurance (Life, Health & FICA).

[3] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

A Parkway and Park Pond Maintenance project is scheduled for the District during the 2026 calendar year, using $50,000 from the Capital Reserve Fund.

PART III – DISTRICT DIAGRAMS

District Diagrams

The boundaries of the Industrial Park Landscape and Maintenance Assessment District are shown on the maps in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS

The 1972 Act permits the establishment of assessment district by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, pursuant to Prop 218:

> *"No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel."*

BENEFIT ANALYSIS

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on improvements as determined at the time the District was established.

General Benefits

The improvements within this District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install landscape improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties developed and not for the benefit of surrounding properties.

Although many landscape improvements (by virtue of their location), may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the improvements within this District and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the District. Unless otherwise noted, these improvements provide no measurable general benefit to properties outside the District or to the public at large.

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

Special Benefits
The method of apportionment (assessment methodology) approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local landscape and monument sign improvements. The desirability and safety of properties within the District are enhanced by the presence of well-maintained landscaping and signage.

Non-Assessable Parcels
Within the boundaries of the District, there are properties that are considered to receive no special benefit from the District improvements and are therefore not assessed. Parcels owned by the City of Gonzales and Gonzales Six CA General Partnership are deemed to receive no benefit from the improvements and services and are therefore not assessed.

ASSESSMENT METHODOLOGY

The District is assessed, on the basis of total assessable acreage, for the maintenance and operation of the District improvements, including incidentals and appurtenances, and shall include all the costs of maintaining and/or operating the improvements described herein.

All costs associated with the maintenance and operation of the Gonzales Industrial Park Landscape Maintenance Assessment District improvements including Engineer's Report, printing and advertising of assessment notices and legal fees shall be spread to all parcels on a pro-rata, net acreage basis.

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment district by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping, street lighting, and park and recreational facilities. Section 22573 of the Lighting and Landscaping Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

The improvements to be maintained and operated as a result of the formation of the Gonzales Industrial Park Landscape Maintenance Assessment District were installed simultaneously with the development of commercial industrial property within the District. All the improvements were installed within or in areas in close proximity to the commercial industrial property.

As a result of the foregoing, the commercial industrial property, will receive all of the special benefits of the operation and maintenance of public landscaping. These special benefits include enhanced identity and quality of life, generated when landscaping is in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification and increase the desirability of the immediate surroundings of the industrial/commercial property within the District.
Assessable acreage in the District is: 76.831 acres

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay CPI-U	Current Year Maximum Assessment Rate	Unit of Measure	Current Year Applied Assessment Rate
$575.00	$578.78	3.7975%	$600.76	Acres	$600.76

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Parkway & Percolation Pond Landscape Maintenance	$9,782
Parkway Water Charges	$750
Other Contractual Services	$17,500
Monument Sign Maintenance	$0
Maintenance and Servicing Subtotal	**$28,032**
Utilities - Parkway & Pond Electrical Charges	**$461**
Capital Replacement/Repair Collection [1]	
Fence Reserve	**$1,176**
Street Repair	**$5,000**
Sound Wall Repair	**$2,000**
Capital Replacement/Repair Subtotal	**$8,176**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	$1,425
City Administration	$4,500
City Labor and Overhead [2]	$11,206
Engineering (Surveys & Assessment)	$817
Supplies, Printing & Advertising Notices	$69
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$110
Contingency	$1,833
District Administration Subtotal	**$21,460**
TOTAL EXPENDITURES	**$58,129**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$44,178
Actual/Estimated Use of Money and Property	$5,482
Transfer (To)/From Fund Balance	$8,469
TOTAL REVENUES & ADJUSTMENTS	**$58,129**
OPERATING RESERVE FUND BALANCE [3]	
Estimated Balance 7/1/2025	$24,976
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$999
Estimated Balance 6/30/2026	**$25,975**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$112,081
Estimated Addition/(Reduction)	($8,469)
Estimated Interest Income	$4,483
Estimated Balance 6/30/2026	**$108,095**
ANNUAL LEVY SUMMARY	
Total Commercial Parcels Levied	**15**
Total Commercial Assessable Acreage	**76.83**
Maximum Assessment per Acre	**$578.78**
Assessment per Acre	**$575.00**
Assessment Needed to Fully Fund	$756.58

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown below. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Asmt No.	Assessable Acreage	FY 2026-27 Asmt Rate/Acre	Total Base Assessment	County Collection Fee	Assessment Minus County
020-021-002-000	22	4.480	$600.76	$2,691.40	$6.73	$2,684.68
020-021-050-000	23 & 24	8.971	$600.76	$5,389.42	$13.47	$5,375.94
223-081-009-000	12	0.000	$600.76	$0.00	$0.00	$0.00
223-081-012-000	7	2.250	$600.76	$1,351.70	$3.38	$1,348.32
223-081-013-000	8	2.190	$600.76	$1,315.66	$3.29	$1,312.38
223-081-014-000	9	2.000	$600.76	$1,201.52	$3.00	$1,198.52
223-081-015-000	10	2.020	$600.76	$1,213.54	$3.03	$1,210.50
223-081-016-000	11	2.020	$600.76	$1,213.54	$3.03	$1,210.50
223-081-017-000	13	2.690	$600.76	$1,616.04	$4.04	$1,612.00
223-081-018-000	14	2.690	$600.76	$1,616.04	$4.04	$1,612.00
223-081-019-000	15	2.710	$600.76	$1,628.06	$4.07	$1,623.99
223-081-034-000	20	12.720	$600.76	$7,641.66	$19.10	$7,622.55
223-081-035-000	6	2.600	$600.76	$1,561.98	$3.90	$1,558.07
223-081-039-000	21 (1,2,3)	21.090	$600.76	$12,670.02	$31.68	$12,638.34
223-081-040-000	25	4.910	$600.76	$2,949.72	$7.37	$2,942.35
223-081-041-000	26	3.490	$600.76	$2,096.64	$5.24	$2,091.40
TOTALS		**76.831**		**$46,156.94**	$115.39	$46,041.55

APPENDIX C – DISTRICT DIAGRAMS

District Diagrams

Diagrams for the District is shown on the following pages. Also included is a diagram showing the boundaries of three parcels (020-021-002, 020-021-007 and 020-021-008) annexed into the District during the 2019-20 fiscal year.

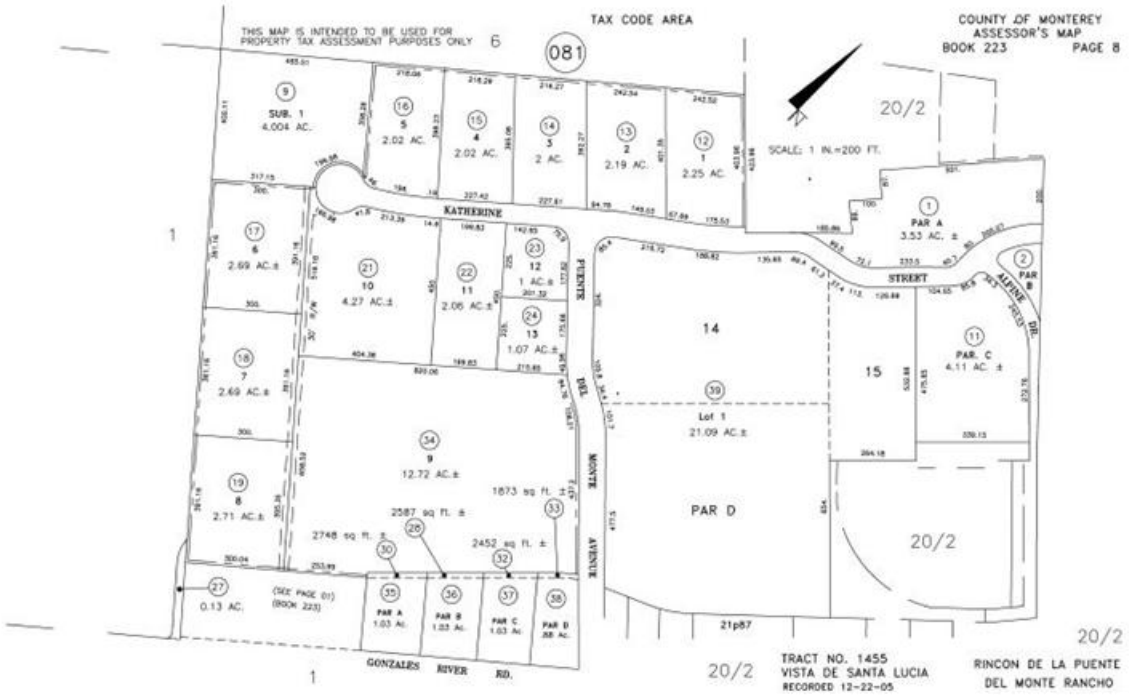
Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 1 of 1

ASSESSMENT DIAGRAM

GONZALES INDUSTRIAL PARK
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____,200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

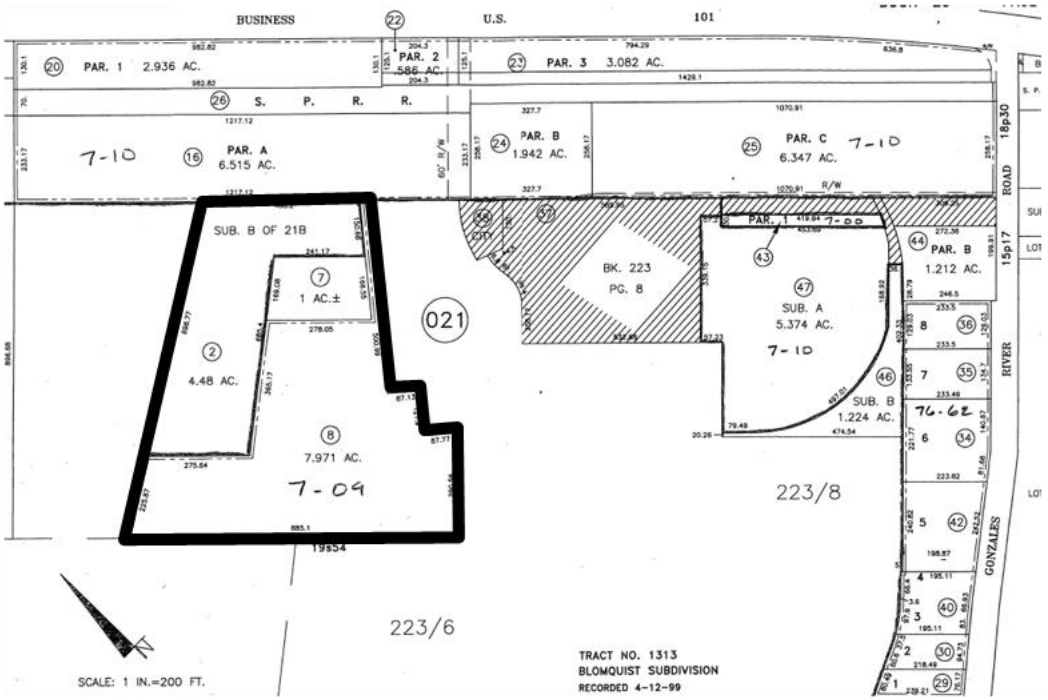
Page 1 of 1

ASSESSMENT DIAGRAM

GONZALES INDUSTRIAL PARK
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT

Annexation No. 1
(Mann Packing/DelMonte)

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



ANNEXATION BOUNDARY ▬▬▬

THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 20___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 20___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 20___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 20___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 20___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Industrial Park
Maintenance Assessment District
Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Masonry/Concrete	Sidewalk	6,394	SF	$7.00	$44,756	25	2006	14	$2,515.60	$25,038.12
					$44,756			**Totals**	**$2,515.60**	**$25,038.12**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

CITY OF GONZALES

AGENDA ITEM

7.5

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Michael Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: **Public Hearing** to Consider **Resolution No. 2026-48,** A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Cipriani Estates Benefit Assessment District; and **Resolution No. 2026-49,** A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Cipriani Estates Parks and Open Spaces Maintenance Assessment District

- Staff Report
- **Public Hearing**
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council adopt:

- Resolution No. 2026-48, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Benefit Assessment Act of 1982 for Fiscal Year 2026-2027 - Cipriani Estates Benefit Assessment District; and
- Resolution No. 2026-49, A Resolution of the City Council of the City of Gonzales Confirming Diagram and Assessments and Levying Annual Assessments Pursuant to the Landscaping and Lighting Act of 1972 for Fiscal Year 2026-2027 - Cipriani Estates Parks and Open Spaces Maintenance Assessment District

BACKGROUND

By law, the City is required to schedule annual hearings to set assessments to pay for the costs and expenses of operating, maintaining and servicing public improvements and facilities located within each of the assessment

districts that have been previously established by the City. The City's Designated Engineer of Work, Harris & Associates ("Harris"), has prepared Engineer's Reports containing information about each of the assessment districts, the improvements to be served through the collection of the assessments, and the actual amount of each assessment on each impacted parcel. Copies of the Preliminary Engineer's Reports were filed with the City Clerk on or about May 22, 2026 and were and are available for review upon request.

REVIEW AND ANALYSIS

On June 15, 2026, the City Council approved Resolutions 2026-30 through 2026-37 providing preliminary approval of the Engineer's Reports for each of the involved districts and setting the public hearing date for consideration of the assessments for each district as July 20, 2026. Public notice for the hearing for each of the district resolutions was published on June 24, 2026. The attached resolutions, if approved, will provide final approval of the Engineer's Report for each district, authorize the levy and collection of said assessments, and order the maintenance, operating and/or servicing of the improvements identified in each Engineer's Report. Labor, overhead and staff costs are also included in the proposed assessments. The applicable CPI to be applied to all but the California Breeze Districts has been determined to be 3.79% and has been used in finalizing all assessment calculations.

Consideration and action on the eight (8) resolutions should only be taken after the public hearing for each district (or groupings of districts) has been completed. Once the resolutions have been approved, Staff has been directed to forward the documents to the County so that the assessments can be paid through the property tax roll system.

The assessments set forth below have been identified for each of the districts for Fiscal Year 2026-2027. Details on how the fees were calculated are included in each respective Engineer's Report. As noted above, Harris is recommending that the City adjust the maximum assessments (the highest assessment that could be levied in any given year during the life of a district) for the Canyon Creek, Cipriani, and Industrial Park Districts by the CPI for the previous year, established at 3.79%. The California Breeze Benefit Assessment Districts were not adopted with provisions that allow for annual CPI adjustments.

There is no proposed change to the assessments from last year for the California Breeze assessment districts. The Canyon Creek Benefit and Parks and Open Spaces District assessments are proposed to increase by $6.00 from $600.00 to $606.00, with an increase of $4.86 in Parks and Open Spaces District 3, from $486.00 to $490.86. In the Cipriani districts, the Benefit Assessment districts have a proposed increase of $39.96, from $1,052.04 to $1,092.00 for Lots 1-7, and a proposed $25.74 increase in the assessments, from $678.00 to $703.74 for Lots 8-66 and 70-75. In the Cipriani Parks and Open Space District, there is a proposed increase of $24.68, from $650.00 to $674.68. In the Industrial Park districts, assessments in the Parks and Landscape District will increase from $575 to $600.76 per acre, while in the Benefit Assessment District there will be an increase of $57.46, from $1,513.56 to $1,571.02. The new assessments have been set to adequately address maintenance, labor and material costs and project costs in the coming fiscal year. The Industrial districts are impacted by an upcoming parkway and pond maintenance project.

Note is made of the fact that once again, fiscal costs in the California Breeze districts will exceed allowable maximum assessments that cannot be increased.

The fees for 2026-2027 will be as follows:

California Breeze Benefit Assessment District
No. 1 - Per House $187.00
No. 1 - Commercial $141.14
No. 2 - Per House $185.34
No. 3 - Per House $234.68

California Breeze Parks and Open Spaces Maintenance Assessment District
Phase 1 -Per House $227.00
Phase 1 - Commercial $88.90
Phase 2 - Per House $227.00

Phase 3 - Per House $271.76

Canyon Creek Benefit Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $606.00
No. 3 MDR - Per Unit $606.00

Canyon Creek Parks and Open Spaces Maintenance Assessment District
No. 1 - Per House $606.00
No. 2 - Per House $606.00
No. 3 - Per House $490.86
No. 3 MDR - Per Unit $490.86

Gonzales Industrial Park Benefit Assessment District
Per Acre $1,571.02

Gonzales Industrial Park Landscape Maintenance Assessment District
Per Acre $600.76

Cipriani Estates Benefit Assessment District
Per House $703.74
Lots 1-7 - $1,092.00 (base assessment plus additional Storm Drain Maintenance charge)

Cipriani Estates Parks and Open Spaces Maintenance Assessment District
Per House $674.68

All funds collected for each district will be used for the routine maintenance and operation of the public improvements and facilities identified in each Engineer's Report, labor, overhead, and staff costs, and for maintaining capital reserve fund balances.

Staff recommends that the Council adopt each of the resolutions confirming district diagrams and assessments and levying said assessments in the respective Benefit and Landscape Maintenance Assessment Districts.

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: The assessments fund the maintenance of various improvements located within the involved subdivisions. Regular and routine maintenance of such improvements helps to preserve the safe and attractive environment the City strives to provide for its citizens.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community.
X Yes ___No ___NA

Explain: Collection of the assessments will provide financing for the maintenance of a variety of improvements that enhance the quality of life in both the involved subdivisions and the City as a whole.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an

environmentally sustainable manner. X Yes ___No ___NA

Explain: The proposed assessments will allow the City to maintain a variety of improvements that ensure residential safety and promote local housing opportunities by maintaining a healthy housing stock.

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	X	Yes	__	No	__	N/A
Housing	X	Yes	__	No	__	N/A
Recreation	__	Yes	__	No	X	N/A
Environment	__	Yes	__	No	X	N/A
Education	__	Yes	__	No	X	N/A

Explain: The creation and annual collection of assessments enables the City to maintain improvements vital to public safety and the ongoing well-being of portions of the City's housing stock.

ALTERNATIVES

None at this time.

BUDGET IMPACT

The City will have to incur the cost of subdivision improvement maintenance if the assessments are not approved and levied.

CONCLUSION

The Council should open the public hearings, receive comment, and then consider adoption of the resolutions that are the final step in the City's annual process of levying assessments in various assessment districts established in previous years as a means of covering the costs of maintenance of various subdivision improvements.

ATTACHMENTS:
Public Hearing Notice
Resolution No. 2026-48
Cipriani Estates Benefit AD Report
Resolution No. 2026-49
Cipriani Estates P&OS AD Report

PROOF OF PUBLICATION

STATE OF CALIFORNIA
County of Monterey

This space is for the county clerk's filing stamp

I am a citizen of the United States and a Resident of the County aforesaid: I am Over the age of eighteen years and not a Party to or interested in the above-Entitled matter. I am the principal clerk of the printer of The King City Rustler, Greenfield News, Soledad Bee, and Gonzales Tribune (Salinas Valley Tribune) newspapers of general Circulation by The Superior Court of the County of Monterey, State of California: that the notice of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspapers and not in any supplement thereof on the following dates, to wit:

No:

Notice of Public Hearing

1/24

I certify (or declare) under penalty of perjury that the forgoing is true and correct.

Executed on: 1/24/24

At King City, California

Julie Digges

Julie Digges, Office Manager

-Page 2-

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Gonzales will hold PUBLIC HEARINGS to consider adoption of the Fiscal Year 2026/27 Assessment Rates for the following Assessment Districts as part of the regular City Council meeting on Monday, July 20, 2026, beginning at 6:00 PM in the Council Chambers, 117 Fourth Street, Gonzales, California:

District	FY 2026/27 Assessment
Canyon Creek Benefit Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Benefit Assessment District No. 3	Residential EDU = $606 Med Density Residential EDU = $606
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 1	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 2	Residential EDU = $606.00
Canyon Creek Parks and Open Spaces Maintenance Assessment District No. 3	Residential EDU = $490.86 Med Density Residential EDU = $490.86
Industrial Park Benefit Assessment District	Commercial or Industrial = $1571.02 acre
Industrial Park Landscape Maintenance Assessment District	Commercial or Industrial = $600.76/acre
Cipriani Estates Benefit Assessment District	Residential EDU (Lots 1 -7) = $1,092.00 Residential EDU (Lots 8 - 66 and 70 - 74) = $703.74
Cipriani Estates Parks and Open Spaces Maintenance Assessment District	Residential EDU = $674.68
Calif Breeze Benefit Assessment District No. 1	Residential EDU = $187.00 Commercial EDU = $141.14
Calif Breeze Benefit Assessment District No 2	Residential EDU = $185.34
Calif Breeze Benefit Assessment District No 3	Residential EDU = $234.68
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 1)	Residential EDU = $227.00 Commercial EDU = $88.90
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 2)	Residential EDU = $227.00
Calif Breeze Parks and Open Spaces Maintenance Assessment District (Phase 3)	Residential EDU = $271.76

EDU = Equivalent Dwelling Unit

Further information is available by emailing Octavio Hurtado, PE, Public Works Director/City Engineer at ohurtado@ci.Gonzales.ca.us. The assessment reports and resolutions may be viewed at City Hall, 147 Fourth Street, Gonzales, CA during regular business hours.

Interested parties are invited to attend said meeting and/or provide comments or submit evidence for or against the subject matter. Written Comments may be submitted to City Clerk, City of Gonzales, PO Box 647, Gonzales, CA 93926 prior to the date and time of the public hearings. For further information, contact city staff at (831) 675-5000. If you challenge this matter, you may be limited to raising only those issues you or someone else raised at the Public Hearing or in written correspondence delivered to the city at or before these hearings.

En caso de que usted necesite ayuda para leer o entender este aviso de audiencia pública, usted puede ponerse en contacto con la oficina del Edificio Municipal en 147 Fourth Street o llamar al número (831) 675-5000, y el aviso será traducido para usted.

Dated at Gonzales, California on June 17, 2026
/s/ Octavio Hurtado, PE, Public Works Director/City Engineer

RESOLUTION NO. 2026-48

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENTS AND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE BENEFIT ASSESSMENT ACT OF 1982 FOR FISCAL YEAR 2026-2027

CIPRIANI ESTATES BENEFIT ASSESSMENT DISTRICT

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual report for the Cipriani Estates Benefit Assessment District, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-36 stating its intent to confirm the diagram and to levy and collect annual assessments in the Cipriani Estates Benefit Assessment District, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the Cipriani Estates Benefit Assessment District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Report, the City Council finds and determines that:

   a. The land within the identified District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and
   b. The District includes all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the District in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagram and assessments as set forth in the annual report of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within the benefit assessment district. The maximum assessments have been adjusted by the CPI for the previous year, established at 3.79%. The annual assessments for homes for Fiscal Year 2026-2027 will be increased from $678.00 to $703.74 per house, and will

increase from $1,052.04 to $1,092.00 per house for Lots 1-7. The difference in assessments for Lots 1-7 is due to an additional Storm Drain Maintenance charge.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CIPRIANI ESTATES BENEFIT ASSESSMENT
FUND #631

JUNE 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CIPRIANI ESTATES BENEFIT ASSESSMENT DISTRICT
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CIPRIANI ESTATES BENEFIT ASSESSMENT DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ASSESSMENT ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **CIIPRIANI ESTATES BENEFIT ASSESSMENT DISTRICT**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Cipriani Estates Benefit Assessment District of the City of Gonzales to provide drainage services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code (the "1982 Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CIPRIANI ESTATES BENEFIT ASSESSMENT DISTRICT

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 2004-61 approved on the 21st day of June, 2004. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this __day of _____, 2026



Harris & Associates

Tamorah Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART I – PLANS AND SPECIFICATIONS

Plans and Specifications

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

Cipriani Estates Benefit Assessment District is generally bounded on the northeast by State Route 101, on the southwest by Centennial ("C") Street, on the southeast by a winery facility, and on the northwest by existing Tract No. 888, Volume 14, Cities and Towns, Page 23, Monterey County Records.

Maintenance and operation of the following described improvements of a local nature on public lands within said district including sweeping, streetlights and lighting costs, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal and any and all other items of work necessary and incidental for the proper maintenance and operation of the street thereof. All additions, improvements and enlargements thereto which may hereafter be made on and within the following described Cipriani Street, Amore Court, Murano Court and Venice Way and appurtenant improvement plans. All as said streets are shown on that certain map titled "Cipriani Estates PUD Tentative Map Moreland Corporation" on file with the City Clerk.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2 of Title 5 of the Government Code ("1982 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1982 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 ("Prop 218") in November 1996.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

Maintenance and operation of the following described improvements of a local nature on public lands benefiting said district including storm water retention pond silt removal and bank stabilization and percolation, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, pest abatement, engineering and inspection and any and all other items of work necessary and incidental for proper maintenance and operation thereof. All additions, improvements and enlargements thereto which may hereafter be made on the following described work within the following area and appurtenant improvement plans:

CIPRIANI ESTATES BENEFIT ASSESSMENT CALCULATION - (LOTS 1-7)						
LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	7	7	1.00	7.00	$1,092.00	$7,644.00

CIPRIANI ESTATES BENEFIT ASSESSMENT CALCULATION - (LOTS 8-66, 70-74)						
LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	64	64	1.00	64.00	$703.74	$45,039.36

Storm Water Retention Pond: Improvements as shown on those certain plans titled "Cipriani Estates Retention Basin Plan and Cross Sections" and "Cipriani Estates Sump Access Plan and Profile", and any subsequent revisions and as on the approved Cipriani Estates Tentative Map.

Emergency Vehicle Access Road and Looped Water Main and Easements: Improvements as shown on the approved map titled, "Cipriani Estates PUD Tentative Map Moreland Corporation".

Maintenance and operation of the following described improvements of a local nature on public easements within said district including sweeping, storm drain lines including necessary cleaning, repairs, replacement, supervision, debris removal, fence and wooden wall and any and all other items of work necessary and incidental for the proper maintenance and operation of the facility thereof. All additions, improvements and enlargements thereto which may hereafter be made on and within the following described work and following described area and appurtenant improvement plans:

Storm Drain Easement Improvements and Appurtenances at the Rear of Lots 1 through 7 and Along the Easterly Side of Lot 7: Improvements as shown on the improvement plan titled "Fairview Estates Unit No. 2/Cipriani Estates Storm Drain Modifications" including a wooden wall.

Incidental costs including contingencies, and assessment district incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

Pursuant to the 1982 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

Beginning in Fiscal Year 2021-22, the City combined the budget page to show only the total expenditures, revenues, etc. for the District, rather than showing the expenditures and revenues by individual phases of the development, as had been done in previous years.

	Annual District (All Lots)
EXPENDITURES	
Maintenance and Servicing	
Percolation Pond Maintenance	$4,467
Gonzales Slough	
Rodent Abatement	$588
Mosquito Abatement	$236
Bank Vegetation Restoration	$1,176
Weed Abatement	$1,176
Slope Maintenance	$2,351
Additional Storm Drain Maintenance (Lots 1-7)	$2,922
Maintenance and Servicing Subtotal	**$12,916**
Utilities	**$2,371**
Capital Replacement/Repair Collection [3]	
Percolation Routine Maintenance	$540
Percolation Pond Dredging	$540
Street Repair	$540
Street Lighting Reserve	$1,671
Storm Drain Capital Repair	$426
Street Resurfacing and Street Sign Replacement [4]	$11,325
Capital Replacement/Repair Subtotal	**$15,042**
Capital Outlay	**$250,000**
District Administration	
City Staff (YE Transfers GF)	$8,500
City Administration	$3,500
City Labor and Overhead [5]	$16,607
Engineering (Surveys & Assessment)	$722
Supplies, Printing & Advertising Notices	$771
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$132
Contingency	$14,016
District Administration Subtotal	**$45,749**
TOTAL EXPENDITURES	**$326,077**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$52,683
Actual/Estimated Use of Money and Property	$26,461
Transfer (To)/From Fund Balance	$246,933
TOTAL REVENUES & ADJUSTMENTS	**$326,077**
OPERATING RESERVE FUND BALANCE [6]	
Estimated Balance 7/1/2026	$163,039
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$6,522
Estimated Balance 6/30/2027	**$169,560**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$498,477
Estimated Addition/(Reduction)	($246,933)
Estimated Interest Income	$19,939
Estimated Balance 6/30/2027	**$271,483**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**71**
Total SFR EDUs	**71.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

Budget Footnotes

[1] Lots 67-69 are owned by the City of Gonzales, comprise the subdivision's Tot Lot and do not benefit from the improvements.

[2] Regularly scheduled street sweeping services are performed by Franchise Waste Hauler. Any services above and beyond said regularly scheduled services will be billed to and paid for the the District

[3] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City

[4] Street Resurfacing and Street Sign Replacement replacement costs are based on updated cost estimates provided by the City

[5] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

[6] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

The Cipriani Estates Benefit Assessment District has 2 separate phases. The assessment amounts for each are as follows:

Phase 1 SFR lots 1-7 Maximum Assessment $1,651.05. Actual Assessment $1,092.00 .

Phase 2 SFR lots 8-66 & 70-74 Maximum Assessment $1029.78. Actual Assessment $703.74 .

A slurry seal project is scheduled for the District during the 2026 calendar year, using $250,000 from the Capital Reserve fund.

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the Cipriani Estates Benefit Assessment District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS – SPECIAL BENEFIT

Pursuant to the 1982 Act and Article XIIID, all parcels that receive a special benefit conferred upon them as a result of the maintenance and operation of improvements and services shall be identified, and the proportionate special benefit derived by each identified parcel shall be determined in relationship to the entire costs of the maintenance and operation of improvements. Chapter 6.4, Division 2, Title 5, of the Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment district by Cities for the purpose of providing certain public improvements that include street maintenance.

Section 54711 of the Benefit Assessment Act of 1982 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This Section states:

(a) No benefit assessment shall be levied pursuant to this chapter unless it meets all of the following requirements:

(1) The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service. Except as provided in subdivision (d) or (e) of Section 54715, in the case of a benefit assessment for flood control services, the benefit must be determined on the basis of the proportionate storm water runoff from each parcel. In the case of an assessment for the maintenance of streets, roads, or highways, the benefit shall be in proportion to the estimated traffic volume to be generated by each parcel assessed, or by any other reasonable basis as determined by the legislative body.

(2) The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service.

(3) The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.

The 1982 Act also permits the designation of zones of benefit within any individual assessment district.

Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property. Article XIIID also provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Exempted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways.

The net amount to be assessed may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels. The costs for the operation, maintenance and servicing of the improvements maintained for each zone are apportioned in accordance with the methodology which was established by the City Council upon formation of the District.

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

GENERAL PROVISIONS – GENERAL BENEFIT

Although the improvements may include public streets and drainage facilities that connect to similar facilities outside the District' boundaries, the construction, maintenance and operation of these improvements are only necessary for the development of properties within the District. As such, these improvements were not required nor necessarily desired by any properties or developments outside the District' boundaries and any public access or use of the improvements by others is incidental. Therefore, it has been determined that the ongoing maintenance, servicing and operation of the District's improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District.

ASSESSMENT METHODOLOGY

All costs associated with the maintenance and operation of the Cipriani Estates Benefit Assessment District improvements including Engineer's Report, printing and advertising of assessment notices and legal fees shall be spread to all parcels on a pro-rata development unit basis.

Chapter 6.4 of Division 2 of the California Government Code, the Benefit Assessment Act of 1982, permits the establishment of assessment district by agencies for the purpose of financing the operation, maintenance and servicing of drainage, flood control, street lighting, and street improvements, and installation and improvement of drainage and flood improvements. Section 54711 of the Benefit Assessment Act of 1982 requires that assessments be levied according to benefit derived from the provided service. In addition, Article XIIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment. Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

The improvements to be maintained and operated as a result of the formation of the Cipriani Estates Benefit Assessment District have been installed given that all of the residential units within the District have been built. All such improvements are being installed within or in areas in close proximity to the proposed developed residential lots and benefiting the proposed developed residential lots.

As a result of the foregoing, the developed residential lots will receive 100% of the special benefits of the operation and maintenance of drainage, flood control, street lighting and street improvements. These special benefits include enhanced neighborhood health and safety, and improved quality of life, generated when drainage, flood control and street improvements are in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, protection of improved property, enhanced comfort and increase the desirability of the immediate surroundings of the residential units within the District. Due to the configuration and proximity of the proposed or existing improvements within the District in relation to the developed lots, and the nature of the benefits derived therefrom, lots in close proximity to the District will not enjoy special benefits described herein. Moreover, because of the location of the contemplated improvements either within, close to, or benefiting the District itself, there is no general benefit to properties outside the District or the community as a whole, or a general benefit that is so negligible, it cannot be calculated for purposes of assessment.

As such, all costs associated with the maintenance and operation of Cipriani Estates Assessment District improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a development unit basis. Developed parcels are those parcels on which a final subdivision map has been filed, and which can obtain building permits as of the date of the final public hearing on assessment. Said parcels also abut or obtain primary access from a public street.

Costs associated with the maintenance of a storm drain and appurtenances along the rear of Lots 1 through 7 and the westerly side of lot 7, as described previously in this report, will be assessed solely on Lots 1 through 7. These lots receive storm drainage from the adjacent Fairview Estates Unit No. 2 subdivision, and the storm drain improvements as described, allow those lots to be developed. A separate budget line item is included in the budget solely for the benefit of those parcels.

In order to determine the appropriate assessment for each developed parcel, a budget for operation and maintenance costs associated with planned improvements in the entire Cipriani Estates Subdivision Project was prepared. The total cost of operation and maintenance of a given improvement must be collected on an annual basis. Since the developed parcels in the District are the only parcels that derive special benefit from such activities, they must bear the entire cost of operation and maintenance.

Factored development unit calculations for residential areas are as follows: Low Density Single Family Residential = 1.0 Equivalent Dwelling Unit (EDU).

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

Phase/Lots	Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay CPI-U	Current Year Maximum Assessment Rate	Current Year Applied Assessment Rate
Lots 1-7	$1,052.04	$1,590.65	3.7975%	$1,651.05	$1,092.00
Lots 8-66 & 70-74	$678.00	$992.11	3.7975%	$1,029.78	$703.74

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual District Budget (All Lots)
EXPENDITURES	
Maintenance and Servicing	
Percolation Pond Maintenance	$4,467
Gonzales Slough	
Rodent Abatement	$588
Mosquito Abatement	$236
Bank Vegetation Restoration	$1,176
Weed Abatement	$1,176
Slope Maintenance	$2,351
Additional Storm Drain Maintenance (Lots 1-7)	$2,922
Maintenance and Servicing Subtotal	**$12,916**
Utilities	**$3,454**
Capital Replacement/Repair Collection [3]	
Percolation Routine Maintenance	$540
Percolation Pond Dredging	$540
Street Repair	$540
Street Lighting Reserve	$1,671
Storm Drain Capital Repair	$426
Street Resurfacing and Street Sign Replacement [4]	$11,325
Capital Replacement/Repair Subtotal	**$15,042**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	$8,500
City Administration	$3,500
City Labor and Overhead [5]	$4,484
Engineering (Surveys & Assessment)	$817
Legal Counsel	$1,500
Legal and Accounting Services	$0
County Collection Fee	$127
Contingency	$1,571
District Administration Subtotal	**$20,499**
TOTAL EXPENDITURES	**$51,911**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$50,756
Actual/Estimated Use of Money and Property	$24,934
Transfer (To)/From Fund Balance	($23,779)
TOTAL REVENUES & ADJUSTMENTS	**$51,911**
OPERATING RESERVE FUND BALANCE [6]	
Estimated Balance 7/1/2025	$25,955
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$1,038
Estimated Balance 6/30/2026	**$26,994**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$597,388
Estimated Addition/(Reduction)	$23,779
Estimated Interest Income	$23,896
Estimated Balance 6/30/2026	**$645,063**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**71**
Total SFR EDUs	**71.00**
Maximum Assessment per EDU	**Varies***
Assessment per EDU	**Varies***
Assessment Needed to Fully Fund	**Varies***

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

* Refer to Budget Footnotes for Assessment Rates for each phase

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-351-001-000	1	1.00	$1,089.27	$2.72	$1,092.00
020-351-002-000	2	1.00	$1,089.27	$2.72	$1,092.00
020-351-003-000	3	1.00	$1,089.27	$2.72	$1,092.00
020-351-004-000	4	1.00	$1,089.27	$2.72	$1,092.00
020-351-005-000	5	1.00	$1,089.27	$2.72	$1,092.00
020-351-006-000	6	1.00	$1,089.27	$2.72	$1,092.00
020-351-007-000	7	1.00	$1,089.27	$2.72	$1,092.00
020-351-008-000	8	1.00	$701.98	$1.75	$703.74
020-351-009-000	9	1.00	$701.98	$1.75	$703.74
020-351-010-000	10	1.00	$701.98	$1.75	$703.74
020-351-011-000	11	1.00	$701.98	$1.75	$703.74
020-351-012-000	12	1.00	$701.98	$1.75	$703.74
020-351-013-000	13	1.00	$701.98	$1.75	$703.74
020-351-014-000	14	1.00	$701.98	$1.75	$703.74
020-351-015-000	15	1.00	$701.98	$1.75	$703.74
020-351-016-000	16	1.00	$701.98	$1.75	$703.74
020-351-017-000	17	1.00	$701.98	$1.75	$703.74
020-351-018-000	18	1.00	$701.98	$1.75	$703.74
020-351-019-000	19	1.00	$701.98	$1.75	$703.74
020-351-020-000	20	1.00	$701.98	$1.75	$703.74
020-351-021-000	21	1.00	$701.98	$1.75	$703.74
020-351-022-000	22	1.00	$701.98	$1.75	$703.74
020-351-023-000	23	1.00	$701.98	$1.75	$703.74
020-351-024-000	24	1.00	$701.98	$1.75	$703.74
020-351-025-000	25	1.00	$701.98	$1.75	$703.74
020-351-026-000	26	1.00	$701.98	$1.75	$703.74
020-351-027-000	27	1.00	$701.98	$1.75	$703.74
020-351-028-000	28	1.00	$701.98	$1.75	$703.74
020-351-029-000	29	1.00	$701.98	$1.75	$703.74
020-351-030-000	30	1.00	$701.98	$1.75	$703.74
020-351-031-000	31	1.00	$701.98	$1.75	$703.74
020-351-032-000	32	1.00	$701.98	$1.75	$703.74
020-351-033-000	33	1.00	$701.98	$1.75	$703.74
020-351-034-000	34	1.00	$701.98	$1.75	$703.74
020-351-035-000	35	1.00	$701.98	$1.75	$703.74

APN	Phase	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-351-036-000	36	1.00	$701.98	$1.75	$703.74
020-351-037-000	37	1.00	$701.98	$1.75	$703.74
020-351-038-000	38	1.00	$701.98	$1.75	$703.74
020-351-039-000	39	1.00	$701.98	$1.75	$703.74
020-351-040-000	40	1.00	$701.98	$1.75	$703.74
020-351-041-000	41	1.00	$701.98	$1.75	$703.74
020-351-042-000	42	1.00	$701.98	$1.75	$703.74
020-351-043-000	43	1.00	$701.98	$1.75	$703.74
020-351-044-000	44	1.00	$701.98	$1.75	$703.74
020-351-045-000	45	1.00	$701.98	$1.75	$703.74
020-351-046-000	46	1.00	$701.98	$1.75	$703.74
020-351-047-000	47	1.00	$701.98	$1.75	$703.74
020-351-048-000	48	1.00	$701.98	$1.75	$703.74
020-351-049-000	49	1.00	$701.98	$1.75	$703.74
020-351-050-000	50	1.00	$701.98	$1.75	$703.74
020-351-051-000	51	1.00	$701.98	$1.75	$703.74
020-351-052-000	52	1.00	$701.98	$1.75	$703.74
020-351-053-000	53	1.00	$701.98	$1.75	$703.74
020-351-054-000	54	1.00	$701.98	$1.75	$703.74
020-351-055-000	55	1.00	$701.98	$1.75	$703.74
020-351-056-000	56	1.00	$701.98	$1.75	$703.74
020-351-057-000	57	1.00	$701.98	$1.75	$703.74
020-351-058-000	58	1.00	$701.98	$1.75	$703.74
020-351-059-000	59	1.00	$701.98	$1.75	$703.74
020-351-060-000	60	1.00	$701.98	$1.75	$703.74
020-351-061-000	61	1.00	$701.98	$1.75	$703.74
020-351-062-000	62	1.00	$701.98	$1.75	$703.74
020-351-063-000	63	1.00	$701.98	$1.75	$703.74
020-351-064-000	64	1.00	$701.98	$1.75	$703.74
020-351-065-000	65	1.00	$701.98	$1.75	$703.74
020-351-066-000	66	1.00	$701.98	$1.75	$703.74
020-351-067-000	67	0.00	$701.98	$0.00	$0.00
020-351-068-000	68	0.00	$701.98	$0.00	$0.00
020-351-069-000	69	0.00	$701.98	$0.00	$0.00
020-351-070-000	70	1.00	$701.98	$1.75	$703.74
020-351-071-000	71	1.00	$701.98	$1.75	$703.74
020-351-072-000	72	1.00	$701.98	$1.75	$703.74
020-351-073-000	73	1.00	$701.98	$1.75	$703.74
020-351-074-000	74	1.00	$701.98	$1.75	$703.74
TOTALS		**71.00**			**$52,683.36**

APPENDIX C – DISTRICT DIAGRAM

District Diagram

The District Diagram is shown on the following page.

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4901

Page 1 of 1

ASSESSMENT DIAGRAM

CIPRIANI ESTATES
BENEFIT ASSESSMENT DISTRICT

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Cipriani
Benefit Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Lighting	Street Light - LED	15	EA	$5,000.00	$75,000	30	2004	17	$3,622.61	$42,694.94
Street and Parking Lot	Asphalt Resurface	96,525	SF	$3.00	$289,575	30	2004	17	$13,986.89	$164,845.15
	Asphalt Slurry	96,525	SF	$1.00	$96,525	7	2004	0	$15,893.50	$96,525.00
					$461,100			**Totals**	**$33,503.00**	**$304,065.09**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

RESOLUTION NO. 2026-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GONZALES CONFIRMING DIAGRAM AND ASSESSMENTSAND LEVYING ANNUAL ASSESSMENTS PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972 FOR FISCAL YEAR 2026-2027

CIPRIANI ESTATES PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

WHEREAS, on or about May 22, 2026, Harris & Associates, the designated Engineer of Work, filed its annual report for the Cipriani Estates Parks and Open Spaces Maintenance Assessment District, City of Gonzales, Monterey County, California; and

WHEREAS, on June 15, 2026, the City Council adopted Resolution No. 2026-37 stating its intent to confirm the diagram and to levy and collect annual assessments in the Cipriani Estates Parks and Open Spaces Maintenance Assessment District, and directing the City Clerk to set a public hearing to be held on July 20, 2026, in the meeting place of the City Council located in the Council Chambers, 117 Fourth Street, Gonzales, California, to consider the Engineer's annual report and to take action to confirm the diagram and levy the annual assessments identified therein.

NOW THEREFORE, BE IT HEREBY RESOLVED by the City Council of the City of Gonzales as follows:

1. Following notice duly given, the City Council has held a full and fair Public Hearing regarding the Cipriani Estates Parks and Open Spaces Maintenance Assessment District, the levy and collection of assessments, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

2. Based on the Engineer's Report, the City Council finds and determines that:

   a. The land within the identified District will receive special benefit by the operation, maintenance, and servicing of improvements located in public places within the boundaries of the District; and
   b. The District include all of the lands so benefited; and
   c. The amount to be assessed upon the lands within the District in accordance with the fee for Fiscal Year 2026-2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

3. The City Council hereby confirms the diagram and assessments as set forth in the annual report of the Engineer of Work and hereby levies the assessments set forth therein for Fiscal Year 2026-2027 within the parks and open spaces maintenance assessment district. The

maximum assessments have been adjusted by the CPI for the previous year, established at 3.79%. The annual assessments for Fiscal Year 2026-2027 will be increased from $650.00 to $674.68 per house.

4. The assessments confirmed hereby shall be collected at the same time and in the same manner as county taxes are collected and all laws providing for the collection and enforcement of county taxes shall apply to the collection and enforcement of assessments. Such funds are ordered to be used for the maintenance, operation and servicing of the improvements, and any and all other items of work necessary and incidental to the proper maintenance and operation thereof, as described in the Engineer's Report.

5. The City Clerk is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of Monterey County no later than August 3, 2026, who shall thereafter enter upon the county assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessments.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Gonzales held on the 20th day of July, 2026, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____

Jose L. Rios, The Honorable Mayor

ATTEST:

I, the undersigned Deputy City Clerk, hereby certify that the foregoing resolution was duly and regularly adopted and passed by the City Council of the City of Gonzales, California, at a regular meeting thereof held on the 20th day of July, 2026, by the above-stated vote of the members thereof, a majority being present.

Dated: July 20, 2026

_____

Mary Villegas, Deputy City Clerk

Harris & Associates

CITY OF GONZALES

PRELIMINARY ENGINEER'S REPORT
FISCAL YEAR 2026-27
CIPRIANI ESTATES PARKS & OPEN SPACES
FUND #630

MAY 2026

PREPARED BY
Harris & Associates
60 W. Alisal Street, Suite 200
Salinas, CA 93901
www.weareharris.com

ENGINEER'S REPORT FOR
FISCAL YEAR 2026-27
CIPRIANI ESTATES PARKS AND OPEN SPACES
City of Gonzales
Monterey County
State of California

APPROVED BY THE CITY COUNCIL FOR THE CIPRIANI ESTATES PARKS AND OPEN SPACE DISTRICT OF THE CITY OF GONZALES, STATE OF CALIFORNIA ON THE _____ DAY OF _____, 2026.

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with me on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was approved and confirmed by the City Council of the City of Gonzales, California on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached was filed with the County Auditor of the County of Monterey on the _____day of _____, 2026.

Mary Villegas, Deputy City Clerk
City of Gonzales, Monterey County, CA

_____

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STATEMENT OF ENGINEER

Statement of Assessment Engineer

AGENCY: **CITY OF GONZALES**

PROJECT: **CIPRIANI ESTATES PARKS AND OPEN SPACES**

TO: **THE CITY COUNCIL**
CITY OF GONZALES
STATE OF CALIFORNIA

ENGINEER'S REPORT FOR FISCAL YEAR 2026-27

The preparation of this Annual Engineer's Report ("Report") is in conformance with the obligation of the City Council for the Cipriani Estates Parks and Open Space District of the City of Gonzales to provide landscaping and irrigation maintenance and operation services upon each lot or parcel of land in the district in proportion to the estimated benefit to be received by each such lot or parcel of land for Fiscal Year 2026-27.

Pursuant to the Landscape and Lighting Act of 1972 (Part 2 Division 15 of the Streets and Highways Code of the State of California, commencing with Section 22500) ("Act"), Article XIIID, Section 4(a) of the State of California Constitution, and in accordance with the City of Gonzales' Resolution adopted by the City Council, this Report has been ordered for:

CIPRIANI ESTATES PARKS AND OPEN SPACES

(Hereinafter referred to as the "District"),

I, Tamorah J. Bryant, authorized representative of the District, and the duly appointed Assessment Engineer submit the following Report which consists of the following four (4) parts and Appendices:

PART I

Description of Improvements: This part provides a general description of improvements proposed to be maintained in the District. Plans and specifications for the improvements are on file with the City.

PART II

Estimate of Cost: This part contains the cost estimate of the proposed maintenance including incidental costs and expenses for Fiscal Year 2026-27.

PART III

District Diagram: This part incorporates a Diagram of the District showing the external boundaries of the District. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is filed under separate cover with the City Clerk.

PART IV

Method of Apportionment of the Assessments: This part describes the method of apportionment of assessments, based upon parcel classification of land within the District in proportion to the estimated special benefits to be received. The costs and expenses of the District have been assessed upon the parcels of land within the boundaries of District pursuant to the initial methodology established by Resolution No. 2004-62 approved on the 21st day of June, 2004. For particulars as to the identification of parcels, reference is made to the District Diagram.

Appendices

Appendix A – Financial Summary
Appendix B – Assessment Roll
Appendix C – District Diagram
Appendix D – Capital Replacement

In conclusion, it is my opinion that the costs and expenses of the District have been assessed to the lots and parcels within the boundaries of the District in proportion to the estimated benefits to be received by each lot or parcel from the services provided.

DATED this ___ day of ___, 2026



Harris & Associates

Tamorah J. Bryant, P.E., Assessment Engineer
R.C.E. No. C67205
Engineer of Work

PART 1 – PLANS AND SPECIFICATIONS

Plans and Specifications

INTRODUCTION

City Staff has contracted with Harris & Associates ("Harris") to complete the annual administration process for all of City's assessment districts. In addition to this required annual process, Harris has conducted an assessment district fund balance and capital asset replacement cash flow analysis to confirm and ensure that the City's assessment districts annually assess property owners only for the essential funding to complete ongoing maintenance activities and finance timely capital replacement as assets reach the end of their useable lifecycles.

GENERAL DESCRIPTION OF THE DISTRICT

Cipriani Estates Parks and Open Spaces Maintenance Assessment District is generally bounded on the southwest by Centennial ("C") Street, on the northwest by existing Tract No. 888, Volume 14, Cities and Towns, Page 23, Monterey County Records, and on the northeast by State Route 101. Refer to Appendix B.

The District was formed in 2004 to provide a dedicated funding source for the maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land adjacent to curbs of the following described streets, including monument signs, planter walls, grass berms, retention ponds, parks or tot lots, boundary walls and bank protection, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Cipriani Street, located in a strip of land of varying width from face of curb lines including planter walls at its intersection with Centennial ("C") Street.

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped strips of land of the following described areas, including retention pond landscaping and bank protection, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Storm Water Retention Pond and appurtenant access and irrigation as said parcel as shown on the map filed in the Office of the City Clerk of the City of Gonzales titled, "Cipriani Estates PUD Tentative Map Moreland Corporation".

Maintenance and operation of planter walls and associated improvements, of a local nature, including necessary repairs, replacements, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Boundary Walls, including landscaping appurtenant thereto along the boundary of the project and tot lot/park, as shown on that certain map titled, "Cipriani Estates PUD Tentative Map Moreland Corporation".

Maintenance and operation of any or all public landscaping and irrigation improvements, of a local nature, on landscaped land adjacent including jogging paths, planter walls, grass berms, appurtenant irrigation systems; ornamental plantings including lawns, shrubs, and trees; park liability insurance coverage, including necessary repairs, replacements, water, electric current, spraying, care, supervision, debris removal, and any and all other items of work necessary and incidental for the proper maintenance and operation thereof and all additions, improvements and enlargements thereto which may hereafter be made on the following described work:

Tot Lot/Park Site, as shown on that certain map titled, "Cipriani Estates PUD Tentative Map Moreland Corporation", a.k.a. "Lots 67 through 69", until said lots are developed for residential uses.

Incidental costs including contingencies, and Assessment District incidentals including engineering, printing, and notices to property owners, collection costs, legal fees, administration and supervision, are assessed to the District on the same basis as the improvements specified above.

COMPLIANCE WITH THE CALIFORNIA CONSTITUTION

Assessments are levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the California Constitution Article XIIID ("Article XIIID"), which was enacted with the passage of Proposition 218 ("Prop 218") in November 1996.

SUMMARY OF PROPOSED ASSESSMENT AND EXPENDITURES

A summary of the assessments to be levied is shown in the table below.

CIPRIANI ESTATES PARKS & OPEN SPACES ASSESSMENT CALCULATION - (LOTS 1-66, 70-74)

LANDUSE	PARCELS	DWELLING UNITS	EDU FACTOR	TOTAL EDU	RATE/EDU	TOTAL ASMT
RESIDENTIAL	71	71	1.00	71.00	$674.68	$47,902.28

LEVEL OF MAINTENANCE SERVICES PROVIDED

All costs associated with the maintenance and operation of the District improvements including the Engineer's Report, printing and advertising of assessment notices, County collection fees and legal fees all of which shall be spread to all parcels on a pro-rata development unit basis.

One hundred percent (100%) of all costs associated with the maintenance and operation of the District improvements including incidentals and appurtenances are of special benefit to parcels within the District and shall be spread to all parcels within the District on a development unit basis.

Pursuant to the 1972 Act:

> "Maintain" or "maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including repair, removal, or replacement of all or any part of any improvement.
>
> "Service" or "servicing" means the furnishing of electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

PART II – ESTIMATE OF COSTS

Estimate of Costs

All improvements within the District are maintained and serviced on a regular basis. Based upon the available revenues generated by the assessment, City staff determines the frequency and specific maintenance operations which can be provided in a given year.

The proposed budget is shown on the following page. This includes an estimate of the costs of utilities, operations, services, administration and maintenance associated with the improvements within the District, including all labor, personnel, equipment, materials and administrative expenses. The budget summary also shows the estimated fund balance and the projected fund reserves that will be available and may be required based upon the estimated expenditures and assessment revenue.

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Park [1]	$7,364
Percolation Pond Landscape Maintenance	$4,419
Sound Wall Maintenance	$621
Maintenance and Servicing Subtotal	$12,403
Utilities	
Street Landscaping Water Charges	$19,500
Other Utilities	$1,630
Park Water Charges	$13,200
Park Electrical Charges	$4,858
Utilities Subtotal	$39,188
Capital Replacement/Repair Collection [2]	
Tot Lot Play Structures Replacement	$5,000
Sound Wall Surface [3]	$14,000
Capital Replacement/Repair Subtotal	$19,000
Capital Outlay	$0
District Administration	
City Staff (YE Transfers GF)	$10,200
Engineering (Surveys & Assessment)	$723
City Administration	$3,500
City Labor and Overhead [5]	$16,516
Legal Counsel	$1,000
Legal and Accounting Services	$0
Supplies, Printing and Advertising	$1,069
Other Contractual Services	$17,014
County Collection Fee	$120
Contingency	$3,530
District Administration Subtotal	$53,670
TOTAL EXPENDITURES	$124,260
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$47,902
Actual/Estimated Use of Money and Property	$11,305
Transfer (To)/From Fund Balance	$65,053
TOTAL REVENUES & ADJUSTMENTS	$124,260
OPERATING FUND BALANCE [4]	
Estimated Balance 7/1/2026	$62,130
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$2,485
Estimated Balance 6/30/2027	$64,615
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2026	$220,500
Estimated Addition/(Reduction)	($65,053)
Estimated Interest Income	$8,820
Estimated Balance 6/30/2027	$164,267
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	71
Total SFR EDUs	71.00
Maximum Assessment per EDU	$748.05
Assessment per EDU	$674.68

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

Budget Footnotes

[1] Lots 67-69 are owned by the City of Gonzales, comprise the subdivision's park and do not benefit from the improvements.

[2] Capital replacement and repair collection amounts are based on updated cost estimates provided by the City.

[3] Sound Wall Surface replacement costs are based on updated cost estimates provided by the City

[4] Beginning in Fiscal Year 2017/18, a Capital Reserve Fund was established for the District. The amounts collected for the current year, if any, are shown in the Budget table. The Beginning Balance for the Capital Reserve Fund is transferred from the Operating Reserve Fund. The amounts in the Operating Reserve Fund should be sufficient to pay for the operations and maintenance costs for the first six months of the fiscal year, approximately 50% of the total Reserve Balance. Any additional funds over and above the 50% to the Operating Reserve are shown in the Capital Reserve Fun balance. Any addition to or (reduction from) the Capital Reserve Fund will be shown and calculated annually in the same manner as the Operating Reserve Fund. Also, any funds collected for Capital Reserve and not spent, will be included in the ending Capital Reserve fund balance the following year.

[5] Items included in this category include salaries, overtime, Workers's Comp, Retirement & Insurance (Life, Health & FICA).

PART III – DISTRICT DIAGRAM

District Diagram

The boundaries of the Cipriani Estates Parks and Open Space District are shown on the map in Appendix C. The lines and dimensions of each lot or parcel within the District are those lines and dimensions as shown on the maps of the Monterey County Assessor for the year in which this Report was prepared and are incorporated by reference herein and made part of this Report. The District Diagram is also filed under separate cover with the City Clerk.

PART IV – METHOD OF APPORTIONMENT

Method of Apportionment

GENERAL PROVISIONS

The 1972 Act permits the establishment of assessment district by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel. In addition, pursuant to Prop 218:

> "*No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable and an agency shall separate the general benefits from the special benefits conferred on a parcel."*

The methodology for identifying and apportioning special benefit was established and approved as part of the original formation proceedings for the District.

BENEFIT ANALYSIS

Each of the improvements have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on improvements as determined at the time the District was established.

General Benefits

The improvements within this District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install landscape improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties developed and not for the benefit of surrounding properties.

Although many landscape improvements (by virtue of their location), may be visible to surrounding properties or to the public at large, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit to those properties. Therefore, it has been determined that the improvements within this District and the ongoing operation and maintenance of those improvements are clearly a direct and special benefit to properties within the District. Unless otherwise noted, these improvements provide no measurable general benefit to properties outside the District or to the public at large.

Special Benefits

The method of apportionment approved at the time the District was formed is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local landscape improvements installed as part of the original improvement. The desirability and safety of properties within the District are enhanced by the presence of well-maintained landscaping. The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the District providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.

All of the preceding special benefits contribute to a specific enhancement and desirability for the parcels in the District.

Non-Assessable Parcels

Article XIIID provides that publicly owned properties must be assessed unless there is clear and convincing evidence that those properties receive no special benefit from the assessment.

Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements and rights-of-ways, public greenbelts and public parkways, and that portion of public property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities.

ASSESSMENT METHODOLOGY

The District is assessed, on the basis of total development units generated, for the maintenance and operation of the District improvements, including incidentals and appurtenances, and shall include all the costs of maintaining and/or operating the improvements described herein.

All costs associated with the maintenance and operation of the District improvements including Engineer's Report, printing and advertising of assessment notices and legal fees shall be spread to all parcels on a pro-rata development unit basis.

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of Assessment District by agencies for the purpose of providing certain public improvements which include the operation, maintenance and servicing of landscaping, street lighting, and park and recreational facilities. Section 22573 of the Lighting and Landscaping Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. In addition, Article XIIID, Section 4(a) of the California Constitution limits the amount of any assessment to the proportional special benefit conferred on the property.

The improvements to be maintained and operated as a result of the formation of the District have been installed given that all of the residential units within the District have been built. All of the involved improvements have been installed within or in areas in close proximity to the developed residential lots.

The developed residential lots in the Cipriani Estates subdivision will receive all of the special benefits of the operation and maintenance of parks, public landscaping and streetlights. These special benefits include enhanced neighborhood identity and quality of life, generated when park landscaping and lighting are in place, improved, operable, safe, clean and maintained. In short, maintenance and operation of the proposed improvements will provide beautification, shade, and increase the desirability of the immediate surroundings of the residential units within the District.

Because of the location of the contemplated improvements either within or close to the District itself, there is no general benefit to properties outside the District or the community as a whole, or a general benefit that is so negligible; it cannot be calculated for purposes of assessment.

As such, all costs associated with the maintenance and operation of District improvements, including incidentals and appurtenances, shall be spread to all parcels within the District on a development unit basis. Developed parcels are those parcels on which a final subdivision map has been filed, as of the date of the final public hearing on assessment. Said parcels also abut or obtain primary access from a public street.

In order to determine the appropriate assessment for each developed parcel, a budget for operation and maintenance costs associated with planned improvements in the entire Cipriani Estates was prepared. In some instances, the total cost of operation and maintenance of a given improvement must be collected on an annual basis. Since the developed parcels in the District are the only parcels that derive special benefit from such activities, they must bear the entire cost of operation and maintenance.

Factored development unit calculations for residential areas are as follows: Low Density Single Family Residential = 1.0 Equivalent Dwelling Unit (EDU).

Monterey County charges 0.25% of the levy amount for collection for administration of the District.

Assessments may be adjusted annually based on the April Consumer Price Index of the San Francisco-Oakland-Hayward Area All Urban Consumers Index (CPI-U). Adjustments are based on the change of the Consumer Price Index prior year/month as compared to the year/month assessments are determined (benchmark month for this district is April). The following table shows the prior year actual and maximum assessment rate per EDU, the annual CPI-U adjustment for the current fiscal year, the current year calculated maximum assessment, the assessment unit of measure, and the current year applied assessment rate.

Prior Year Applied Assessment Rate	Prior Year Maximum Assessment Rate	April to April % adjustment in the SF/Oak/Hay CPI-U	Current Year Maximum Assessment Rate	Current Year Applied Assessment Rate
$650.00	$720.69	3.7975%	$748.05	$674.68

APPENDIX A – FINANCIAL SUMMARY

2025-26 Financial Summary

	Annual Budget
EXPENDITURES	
Maintenance and Servicing	
Park [1]	**$7,364**
Percolation Pond Landscape Maintenance	**$4,419**
Sound Wall Maintenance	**$621**
Maintenance and Servicing Subtotal	**$12,403**
Utilities	
Street Landscaping Water Charges	**$19,500**
Park Water Charges	**$13,200**
Park Electrical Charges	**$4,858**
Utilities Subtotal	**$37,558**
Capital Replacement/Repair Collection [2]	
Tot Lot Play Structures Replacement	**$5,000**
Sound Wall Surface [3]	**$14,000**
Capital Replacement/Repair Subtotal	**$19,000**
Capital Outlay	**$0**
District Administration	
City Staff (YE Transfers GF)	**$10,200**
Engineering (Surveys & Assessment)	**$1,500**
City Administration	**$3,500**
Legal Counsel	**$1,000**
Legal and Accounting Services	**$0**
Supplies, Printing and Advertising	**$69**
Other Contractual Services	**$20,000**
County Collection Fee	**$115**
Contingency	**$3,448**
District Administration Subtotal	**$39,832**
TOTAL EXPENDITURES	**$108,793**
REVENUES & ADJUSTMENTS	
Actual/Estimated Assessments	$46,150
Actual/Estimated Use of Money and Property	$11,066
Transfer (To)/From Fund Balance	$51,577
TOTAL REVENUES & ADJUSTMENTS	**$108,793**
OPERATING FUND BALANCE [4]	
Estimated Balance 7/1/2025	$54,397
Estimated Addition/(Reduction)	$0
Estimated Interest Income	$2,176
Estimated Balance 6/30/2026	**$56,573**
CAPITAL RESERVE FUND BALANCE	
Estimated Balance 7/1/2025	$222,250
Estimated Addition/(Reduction)	($51,577)
Estimated Interest Income	$8,890
Estimated Balance 6/30/2026	**$179,563**
ANNUAL LEVY SUMMARY	
Total SFR Parcels Levied	**71**
Total SFR EDUs	**71.00**
Maximum Assessment per EDU	**$720.69**
Assessment per EDU	**$650.00**
Assessment Needed to Fully Fund	$1,532.30

Definitions: SFR = Single Family Residential Parcel(s); EDU = Equivalent Dwelling Unit

APPENDIX B – ASSESSMENT ROLL

Assessment Roll

The proposed assessment and the amount of the assessment apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, is shown on the following pages. The description of each lot or parcel is part of the records of the Assessor of the County of Monterey and those records are, by reference, made part of this report. The assessments shown will be submitted to the County Auditor/Controller and included on the property tax bill for each parcel shown in the assessment roll for Fiscal Year 2026-27.

APN	Asmt/ Lot No.	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-351-001-000	1	1.00	$672.99	$1.68	$674.68
020-351-002-000	2	1.00	$672.99	$1.68	$674.68
020-351-003-000	3	1.00	$672.99	$1.68	$674.68
020-351-004-000	4	1.00	$672.99	$1.68	$674.68
020-351-005-000	5	1.00	$672.99	$1.68	$674.68
020-351-006-000	6	1.00	$672.99	$1.68	$674.68
020-351-007-000	7	1.00	$672.99	$1.68	$674.68
020-351-008-000	8	1.00	$672.99	$1.68	$674.68
020-351-009-000	9	1.00	$672.99	$1.68	$674.68
020-351-010-000	10	1.00	$672.99	$1.68	$674.68
020-351-011-000	11	1.00	$672.99	$1.68	$674.68
020-351-012-000	12	1.00	$672.99	$1.68	$674.68
020-351-013-000	13	1.00	$672.99	$1.68	$674.68
020-351-014-000	14	1.00	$672.99	$1.68	$674.68
020-351-015-000	15	1.00	$672.99	$1.68	$674.68
020-351-016-000	16	1.00	$672.99	$1.68	$674.68
020-351-017-000	17	1.00	$672.99	$1.68	$674.68
020-351-018-000	18	1.00	$672.99	$1.68	$674.68
020-351-019-000	19	1.00	$672.99	$1.68	$674.68
020-351-020-000	20	1.00	$672.99	$1.68	$674.68
020-351-021-000	21	1.00	$672.99	$1.68	$674.68
020-351-022-000	22	1.00	$672.99	$1.68	$674.68
020-351-023-000	23	1.00	$672.99	$1.68	$674.68
020-351-024-000	24	1.00	$672.99	$1.68	$674.68
020-351-025-000	25	1.00	$672.99	$1.68	$674.68
020-351-026-000	26	1.00	$672.99	$1.68	$674.68
020-351-027-000	27	1.00	$672.99	$1.68	$674.68
020-351-028-000	28	1.00	$672.99	$1.68	$674.68
020-351-029-000	29	1.00	$672.99	$1.68	$674.68
020-351-030-000	30	1.00	$672.99	$1.68	$674.68
020-351-031-000	31	1.00	$672.99	$1.68	$674.68
020-351-032-000	32	1.00	$672.99	$1.68	$674.68
020-351-033-000	33	1.00	$672.99	$1.68	$674.68
020-351-034-000	34	1.00	$672.99	$1.68	$674.68
020-351-035-000	35	1.00	$672.99	$1.68	$674.68

APN	Asmt/ Lot No.	EDU	Base Assessment Rate	County Collection Fee	Total Assessment
020-351-036-000	36	1.00	$672.99	$1.68	$674.68
020-351-037-000	37	1.00	$672.99	$1.68	$674.68
020-351-038-000	38	1.00	$672.99	$1.68	$674.68
020-351-039-000	39	1.00	$672.99	$1.68	$674.68
020-351-040-000	40	1.00	$672.99	$1.68	$674.68
020-351-041-000	41	1.00	$672.99	$1.68	$674.68
020-351-042-000	42	1.00	$672.99	$1.68	$674.68
020-351-043-000	43	1.00	$672.99	$1.68	$674.68
020-351-044-000	44	1.00	$672.99	$1.68	$674.68
020-351-045-000	45	1.00	$672.99	$1.68	$674.68
020-351-046-000	46	1.00	$672.99	$1.68	$674.68
020-351-047-000	47	1.00	$672.99	$1.68	$674.68
020-351-048-000	48	1.00	$672.99	$1.68	$674.68
020-351-049-000	49	1.00	$672.99	$1.68	$674.68
020-351-050-000	50	1.00	$672.99	$1.68	$674.68
020-351-051-000	51	1.00	$672.99	$1.68	$674.68
020-351-052-000	52	1.00	$672.99	$1.68	$674.68
020-351-053-000	53	1.00	$672.99	$1.68	$674.68
020-351-054-000	54	1.00	$672.99	$1.68	$674.68
020-351-055-000	55	1.00	$672.99	$1.68	$674.68
020-351-056-000	56	1.00	$672.99	$1.68	$674.68
020-351-057-000	57	1.00	$672.99	$1.68	$674.68
020-351-058-000	58	1.00	$672.99	$1.68	$674.68
020-351-059-000	59	1.00	$672.99	$1.68	$674.68
020-351-060-000	60	1.00	$672.99	$1.68	$674.68
020-351-061-000	61	1.00	$672.99	$1.68	$674.68
020-351-062-000	62	1.00	$672.99	$1.68	$674.68
020-351-063-000	63	1.00	$672.99	$1.68	$674.68
020-351-064-000	64	1.00	$672.99	$1.68	$674.68
020-351-065-000	65	1.00	$672.99	$1.68	$674.68
020-351-066-000	66	1.00	$672.99	$1.68	$674.68
020-351-067-000	67	0.00	$672.99	$0.00	$0.00
020-351-068-000	68	0.00	$672.99	$0.00	$0.00
020-351-069-000	69	0.00	$672.99	$0.00	$0.00
020-351-070-000	70	1.00	$672.99	$1.68	$674.68
020-351-071-000	71	1.00	$672.99	$1.68	$674.68
020-351-072-000	72	1.00	$672.99	$1.68	$674.68
020-351-073-000	73	1.00	$672.99	$1.68	$674.68
020-351-074-000	74	1.00	$672.99	$1.68	$674.68
TOTALS		**71.00**			**$47,902.28**

APPENDIX C – DISTRICT DIAGRAM

District Diagram

The District Diagram is shown on the following page.

Harris & Associates
22 Executive Park, Suite 200
Irvine, California 92614
800-827-4801

Page 1 of 1

ASSESSMENT DIAGRAM

CIPRIANI ESTATES PARKS AND OPEN SPACES MAINTENANCE ASSESSMENT DISTRICT

CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA



THE BOUNDARY OF THE PROPOSED ASSESSMENT DISTRICT COINCIDES WITH THE ASSESSOR'S PARCELS WITHIN THE BOUNDARY SHOWN ON THIS MAP. FOR PARTICULARS OF LINES AND DIMENSIONS OF ASSESSOR'S PARCELS, REFERENCE IS MADE TO THE MAPS OF THE MONTEREY COUNTY ASSESSOR. ALL DIMENSIONS SHOWN HEREIN ARE PER THE ASSESSOR'S PARCEL MAPS.

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
CITY CLERK OF THE CITY OF GONZALES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA THIS ____ DAY OF _____, 200___.

_____
SUPERINTENDENT OF STREETS
CITY OF GONZALES

AN ASSESSMENT WAS LEVIED BY THE CITY OF GONZALES, COUNTY OF MONTEREY, STATE OF CALIFORNIA ON THE LOTS, PIECES AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. SAID ASSESSMENT WAS LEVIED ON THE DAY OF _____, 200___; THE ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 200___. REFERENCE IS HEREBY MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK OF THE CITY OF GONZALES

FILED THIS ____ DAY OF _____, 200___, AT THE HOUR OF ___ O'CLOCK __.M. IN BOOK ___ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE ___ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER

BY _____ DEPUTY

THE UNDERSIGNED AUDITOR OF THE COUNTY OF MONTEREY HEREBY CERTIFIES THAT A CERTIFIED COPY OF THIS ASSESSMENT DIAGRAM AND THE ASSESSMENT ROLL WERE FILED IN MY OFFICE THIS ____ DAY OF _____, 200___.

_____
COUNTY AUDITOR
COUNTY OF MONTEREY

APPENDIX D – CAPITAL REPLACEMENT

Capital Replacement

The following pages show a summary of the Capital Replacement costs for each District within the City, as well as the Capital Replacement detail of each identified item for this District.

City of Gonzales
Assessment Districts

Capital Replacement Summary

District	Type	Total Cost (In 2017 dollars)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
California Breeze	Benefit Assessment District	$3,026,845	$221,729.98	$2,694,612.32
California Breeze	Maintenance Assessment District	$1,069,245	$61,353.40	$1,009,329.13
Canyon Creek	Benefit Assessment District	$1,915,105	$139,247.95	$1,483,973.45
Canyon Creek	Maintenance Assessment District	$782,770	$45,119.24	$632,536.66
Cipriani	Benefit Assessment District	$461,100	$33,503.00	$304,065.09
Cipriani	Maintenance Assessment District	$351,253	$20,223.86	$230,956.68
Industrial Park	Benefit Assessment District	$940,802	$67,075.42	$578,170.60
Industrial Park	Maintenance Assessment District	$44,756	$2,515.60	$25,038.12
Totals:	**8 Districts**	**$8,591,876**	**$590,768.43**	**$6,958,682.04**

City of Gonzales
Cipriani
Maintenance Assessment District

Capital Replacement Table

Category	Component	Quantity	Unit of Measure	Current Unit Cost (In 2017 Dollars)	Total Cost (In 2017 dollars)	Useful Life (yrs)	Approximate Install Year *	Remaining Life (yrs)	Recommended Annual Collection	Recommended Capital Reserve Balance for FY 2017-18
Park	Trash and Recycling Bin	2	EA	$150.00	$300	20	2004	7	$20.27	$224.76
	Picnic Table	2	EA	$750.00	$1,500	20	2004	7	$101.35	$1,123.78
	Barbeque	2	EA	$250.00	$500	15	2004	2	$42.87	$453.91
	Park/Play Structure (Elaborate)	1	EA	$30,000.00	$30,000	20	2004	7	$2,027.08	$22,475.66
	Park Sign	1	EA	$1,000.00	$1,000	20	2004	7	$67.57	$749.19
	Irrigation Timer and Controller	1	EA	$3,500.00	$3,500	15	2004	2	$300.08	$3,177.35
Fencing/Netting	Chain Link Fence	1,260	SF	$4.00	$5,040	25	2004	12	$283.28	$3,251.17
Masonry/Concrete	Sound Wall	39,115	SF	$5.00	$195,575	25	2004	12	$10,992.62	$126,160.20
	Sidewalk	16,088	SF	$7.00	$112,613	25	2004	12	$6,329.57	$72,643.31
					$351,253			**Totals**	**$20,223.86**	**$230,956.68**

Annual Adjustments and Inflation	3.00%
Interest Rate	0.50%
Current Year	2017

CITY OF GONZALES

AGENDA ITEM

7.6

CITY ATTORNEY

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Mike Rodriquez, City Attorney

THROUGH: Carmen Gil, City Manager

SUBJECT: Request for Direction Regarding City Council Term Limits

- Staff Report
- Public Comment
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council consider and discuss policy considerations and actions necessary for imposition of term limits for council members and/or the mayor and thereafter provide staff with direction.

BACKGROUND

On several occasions in 2026, members of the Council have raised the issue of term limits on elected officials and requested that Staff bring back a report on this topic. Currently, council members serve standard four-year terms, with the mayor serving a two-year term. There are no term restrictions in Gonzales, meaning that citizens are allowed to run for election and reelection indefinitely without any restrictions on the number of consecutive or cumulative terms they may serve. A quick survey in Monterey County indicates that term limits are not in force in Salinas, Marina, Carmel, or any of the South County cities, but are in place in Pacific Grove and Monterey.

REVIEW AND ANALYSIS

Pursuant to Government Code Section 36502, the council of a general law city such as Gonzales is authorized to ask voters to decide whether to limit the number of terms that may be served by a member of the council and/or an elected mayor. If a term limit measure is approved by a majority of voters (50% + 1), by law the measure would only apply prospectively- application of the restriction could not alter the existing term of any elected official and would not apply to terms that were elected prior to the measure's passage. So, for example, if a council member was in year two of a four-year term at the time an eight-year term limit became effective, the eight-year limitation would not be imposed on the member until the end of the current four-year term.

A local term limit ballot measure must be submitted to voters at a regularly scheduled election, meaning a statewide primary election, a statewide general election, or a general municipal election, all of which by statute can only be held on specific dates. This is important as historically, the City has tried to minimize the cost of stand-alone elections by consolidating with state elections. Currently, there is one regularly scheduled statewide election left in 2026, and no regular state election scheduled for 2027.

There are a variety of policy considerations regarding term limits. Proponents of limits assert that term restrictions provide incentive to new candidates to run for office, limit potential abuses of power by incumbents who stay in office too long, promote new ideas and fresh approaches, and allow officials to focus on policy making, including adoption of unpopular ideas, without fear of reprisal (term-restricted elected officials are not always running for election and thus have more freedom to make independent decisions). Conversely, term limit opponents argue that limits result in a loss of experience by pushing effective policy-makers (officials with local knowledge, contacts, and institutional/historical memory) out of office, upset continuity in implementing policies and projects, and in general, subvert the democratic process by prohibiting citizens from selecting a candidate they may see as the most qualified for the position.

Term limits may also have an adverse impact on the elections process in cities with voting districts. The establishment of voting districts can have the effect of creating a limited pool of interested candidates within a given district. Once these individuals term-out, the end result may be the creation of council vacancies, necessitating the cumbersome and often controversial appointment process.

It is also important to note that once term limits are adopted, they can only be changed by voter approval. I noticed in preparing this report that many recent ballot measures concerning term limits have addressed proposed modifications to previously established restrictions, usually to relax initial limitations that have had an adverse impact on the available number of candidates for office. This should give the Council pause to ensure that they have fully vetted the potential effects of the term limits to be included in any council generated measure.

There are many variations in the format and structure of a term limits measure. The basic elements of a measure include but are not limited to the following:
1. Length of Term Limits. Most of the samples I found established either a two-term or three-term limit, but any variation on this restriction is legally permissible.

2. Lifetime vs. Consecutive Term Limits. A lifetime limit would prohibit a person from ever serving on the council again once the limit had been reached. A consecutive term limit establishes a fixed term followed by a "cooling off" period during which the involved person cannot serve or be appointed to the council. Two to four years is typical. After this period is over, the individual may run again and serve additional terms, subject to subsequent term limits and cooling off periods.

3. Separate or Combined Term Limits for Mayor and Council. State law allows the City to adopt a single combined limit covering service as either the mayor or a council member or separate limits for each office. So, for example, a two-term lifetime limit for combined service as mayor or council member, a two-term lifetime limit for mayor and a three-term lifetime limit for council, or a two-term consecutive limit for both offices combined.

4. Guidance on How Partial Terms are Counted. If an individual fills a vacancy as mayor or council member through appointment or special election the official may serve a term shorter than the standard four or two-year term. How will such partial terms be counted towards the established term limits? There are a variety of approaches to dealing with this situation, including but not limited to not counting partial terms towards the limit, counting any portion of a term as a full term, or counting partial terms only when the length of the partial term is above an established threshold (Such as two years).

If the Council desires to immediately proceed with a term limit ballot measure, the Elections Department's Calendar indicates that in order to qualify for the November 2026 regular general election, the Council would be required to adopt and transmit the ballot measure and associated documents to the County by August 7. The Council would also

need to modify its previous call for a consolidated election. Unless the Council called a special meeting, this would give the Council one meeting at which to review and adopt the measure and other required documents. The process would be similar to the recent parcel tax measure; staff would prepare and bring a resolution to the Council that would set forth the proposed term limitations, authorize the city attorney to prepare an impartial analysis, and address details regarding the submission of ballot arguments and rebuttal arguments in accordance with state law.

Staff is now requesting direction regarding the following:

1. Does the Council wish to propose a ballot measure to the voters at the November 2026 election to establish term limits for council members and the mayor?
2. If yes, what term limits for council members does the Council want to propose?
3. If yes, does the Council want to establish lifetime vs. consecutive term limits, and separate or combined terms for mayor and council?

Explain Recommendation and How it Supports the Vision.

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: Term limits may be a means of ensuring that the City Council has new ideas and fresh approaches to support the City's vision.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment and resources necessary to provide excellent services that enhance the quality of life of our diverse community. __ *Yes* __ *No* X *NA*

Explain: See above.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. __ *Yes* __ *No* X *NA*

Strong fiscal policies allow us to provide appropriate infrastructure for:

Public Safety	__	Yes	__	No	X	N/A
Housing	__	Yes	__	No	X	N/A
Recreation	__	Yes	__	No	X	N/A
Environment	__	Yes	__	No	X	N/A
Education	__	Yes	__	No	X	N/A

Explain: NA.

ALTERNATIVES

- Provide staff with direction for the preparation of a ballot measure to implement term limits on the council and mayor in the City of Gonzales.
- Reject the proposal to prepare a ballot measure to impose term limits on the council and mayor in the City of Gonzales.

BUDGET IMPACT

There will be no direct fiscal impacts associated with receipt of this report and providing direction. There will be elections-related costs if the City decides to place a measure on the November 3, 2026 ballot.

CEQA

The City finds that the involved action is not a project under the California Environmental Quality Act pursuant to State Guidelines CEQA Guidelines Sections 15060, 15378.

CONCLUSION

It is recommended that the City Council consider and discuss and thereafter provide staff with direction on the potential adoption and imposition of term limits for the City Council and Mayor.

CITY OF GONZALES

AGENDA ITEM

7.7

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

TO: Honorable Mayor Rios and City Council

DATE: July 20, 2026

FROM: Taven M. KInison Brown, Community Development Director

THROUGH: Carmen Gil, City Manager

SUBJECT: Surplus Land Act (SLA) Update

- Staff Report
- Public Comment
- Council Discussion
- Council Action

RECOMMENDATION

It is recommended that the City Council receive an update on the status of the Surplus Land Act process, and authorize the City Manager and Community Development Director to proceed with the next step of getting the property appraised and ready to negotiate with interested properties.

BACKGROUND

On May 5, 2026, staff received confirmation from the Housing and Community Development Department (HCD) of the State of California that we had successfully provided public notice of the City's intent to sell surplus property. Such notice was distributed by email to hundreds of parties registered with the State of California to receive such notices. This began a 60-day window to respond to the City of Gonzales and express interest in acquiring any of our surplus properties. That window closed on Monday July 6, 2026. Properties of Interest included:

Site Address/ Intersection	Assessor Parcel Number	General Plan Designation	Zoning Designation	Minimum Density	Maximum Density	Parcel Size	Existing Use
Canyon Creek Park, Phase 2 parcel	020-343-003-000	Parks and Open Space	Open Space	0	0	2.91	Agriculture

469 Venice Way	020-351-067-000	Low Density Residential	R-1-PUD	4	7	0.124	Temporary Park
473 Venice Way	020-351-068-000	Low Density Residential	R-1-PUD	4	7	0.124	Temporary Park
477 Venice Way	020-351-069-000	Low Density Residential	R-1-PUD	4	7	0.124	Temporary Park
498 South Alta Street	020-041-016-000	Medium Density Residential	R-2	8	24	0.99	Vacant deteriorated house

On Friday, July 3, 2026 the City of Gonzales received an email of from the Aurelian Construction Group out of San Jose California, expressing interest in our one-acre Marchetti House property at 498 S. Alta Street, and the three parcels of Venice Way Park in the Cipriani Subdivision. No interest was expressed in the 2.91 open-space parcel being farmed in the northwestern corner of the City adjacent to Canyon Creek Park and subdivision.

Each of the four letters from the Aurelian Construction Group offers:

"As part of our preliminary vision for the redevelopment of this property, Aurelian Construction Group intends to incorporate approximately twenty-five percent (25%) affordable housing within the proposed development, subject to applicable laws, City requirements, project feasibility, environmental review, and successful completion of due diligence.

Additionally, our conceptual vision includes thoughtfully designed housing intended to serve the senior community by providing safe, accessible, and age-friendly residential opportunities that promote independence, quality of life, and long-term community integration. We believe this approach supports the objectives of the California Surplus Land Act while helping address Gonzales' need for both affordable and senior-oriented housing."

Please see the four attached Letters of Interest from Aurelian Construction Group. (Attachments 1-4)

According to the 2021 "Updated Surplus Land Act Guidelines," (Guidelines) a 90-day, good faith negotiation period shall now commence for these two city properties (in four parcels). In our case, the first day of the 90-day period began, Tuesday, July 7, 2026. Following these 90 days, the City may dispose of (sell) the surplus land.

According to Section 202 in the Guidelines: "Disposal of Surplus Land for Affordable Housing:"

(B) Upon Receipt of Notice of Interest. If a local agency disposing of surplus land receives a timely notice of interest from a proper entity, then a good faith negotiation period of at least 90 days begins on the first day after the end of the 60-day period in Government Code section 54222(e). If the price or terms cannot be agreed upon after the full 90-day good faith negotiation period, then the local agency may dispose of the surplus land without further regard to the SLA but must still comply with Government Code section 54233 or 54233.5, as applicable.

REVIEW AND ANALYSIS

At this juncture, we are to engage with the Aurelian Construction Group and work to find a mutually agreeable affordable housing development plan and sales price. Notwithstanding the need for City development review and permits, finding a sales price within this good faith negotiation period appears to be imperative.

Staff forecasts the need to bring in an experienced real estate broker or realtor to appraise and show the properties and to coordinate with this potential buyer. In the case of the property that no interest was expressed, staff will follow

through with the State for guidance to sell the property outright for housing or other uses. Should the property not be desired to be purchased or leased by a local farming interest, a re-evaluation of opportunities to the public benefit will be necessary.

Community Development Department staff will be responsible for reporting to and through the State of California as required of the Surplus Land Act.

How the Recommendation Supports the Vision

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small-town charm.

- **Explain:** Finding ways for the City to divest itself of unused property, returning revenue to the city, and furthering affordable housing, all contribute to the continued support for the citizens and institutions of Gonzales.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment, and resources necessary to provide excellent services that enhance the quality of life of our diverse community. X Yes No N/A

- **Explain:** The sale of surplus land is about finding necessary financial resources to continue to provide excellent services and to maintain and enhance the quality of life.

City services will be delivered in a cost-effective, respectful and friendly manner to ensure the safety and well-being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner. X Yes No N/A

- **Explain**: See Vision explanation above.

- Public Safety X Yes No N/A
- Housing X Yes No N/A
- Recreation X Yes No N/A
- Environment X Yes No N/A
- Education X Yes No N/A

ALTERNATIVES

State law is clear in this matter that we are required to enter good faith negations with the parties showing interest for a period not less than 90-days, and are to defer to the proposal that demonstrates a potential result of the most affordable housing. Alternatively, the Council can decide not to sell the property.

BUDGET IMPACT

Sale of the subject properties will lead to revenue enhancement reflecting the sales price of the subject properties, less City expenses incurred for hiring professional real estate representatives and the title company costs for transfer of ownership.

CONCLUSION

Staff recommends that the City Council receive an update on the status of the Surplus Land Act process, and authorize the City Manager and Community Development Director to proceed with the next step of getting the property appraised and ready to negotiate with interested properties.

ATTACHMENTS:

LOI 469 Venice Way
LOI 473 Venice Way
LOI 477 Venice Way
LOI 498 South Alta Street

AURELIAN
CONSTRUCTION GROUP

P.O. Box 8371
San Jose, CA 95155
(669) 309-3032
info@aurelianconstruction.com

LETTER OF INTENT

Subject: Acquisition of 469 Venice Way (Venice Way Park in Cipriani Subdivision)
Pursuant to the California
Surplus Land Act

Acquisition of City-Owned Surplus Property

Property:

469 Venice Way (Venice Way Park in Cipriani Subdivision)
Gonzales, California

Submitted To:

City of Gonzales
City Manager's Office
147 Fourth Street
Gonzales, CA 93926

Submitted By:

Aurelian Construction Group
Authorized Representative
Jesus Gomez

Submission Date:

July 3, 2026

July 3, 2026

Taven M. Kinison Brown
Community Development Director
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Subject: Letter of Interest – Acquisition of 469 Venice Way (Venice Way Park in Cipriani Subdivision) Pursuant to the California Surplus Land Act

Dear Mr. Kinison Brown,

On behalf of Aurelian Construction Group, I am pleased to submit this Letter of Intent regarding the potential acquisition and redevelopment of the City-owned property located at 469 Venice Way, Gonzales, California, pursuant to the California Surplus Land Act.

Aurelian Construction Group is a California-based construction and development company dedicated to creating thoughtfully planned, high-quality residential communities that contribute to the long-term growth and vitality of the cities we serve. We value collaboration with local agencies and strive to deliver projects that balance responsible investment, quality design, housing accessibility, and lasting community benefit.

As part of our preliminary vision for the redevelopment of this property, Aurelian Construction Group intends to incorporate approximately twenty-five percent (25%) affordable housing within the proposed development, subject to applicable laws, City requirements, project feasibility, environmental review, and successful completion of due diligence.

Additionally, our conceptual vision includes thoughtfully designed housing intended to serve the senior community by providing safe, accessible, and age-friendly residential opportunities that promote independence, quality of life, and long-term community integration. We believe this approach supports the objectives of the California Surplus Land Act while helping address Gonzales' need for both affordable and senior-oriented housing.

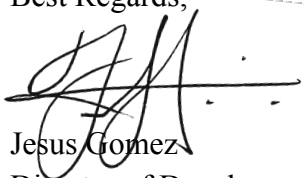
Our team is committed to working collaboratively with the City of Gonzales to develop a project that complements the surrounding neighborhood, respects the historical significance of the property where appropriate, and advances the City's long-term housing and community development goals.

We respectfully request that the City consider this letter as our formal expression of interest and include Aurelian Construction Group in any applicable review, evaluation, negotiation, or disposition process associated with the property. We would also appreciate receiving any additional information regarding the property and the applicable disposition process, including

the Notice of Availability, submission requirements, and any future meetings or negotiations related to this opportunity.

Thank you for your time and consideration. We appreciate the opportunity to express our interest in this unique property and look forward to working with the City of Gonzales throughout the Surplus Land Act process. Should you require any additional information, please do not hesitate to contact me.

Best Regards,



Jesus Gomez
Director of Development
gomez.j@aurelianconstruction.com

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LETTER OF INTENT

Subject: Acquisition of 473 Venice Way (Venice Way Park in Cipriani Subdivision)
Pursuant to the California
Surplus Land Act

Acquisition of City-Owned Surplus Property

Property:

473 Venice Way (Venice Way Park in Cipriani Subdivision)
Gonzales, California

Submitted To:

City of Gonzales
City Manager's Office
147 Fourth Street
Gonzales, CA 93926

Submitted By:

Aurelian Construction Group
Authorized Representative
Jesus Gomez

Submission Date:

July 3, 2026

July 3, 2026

Taven M. Kinison Brown
Community Development Director
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Subject: Letter of Interest – Acquisition of 473 Venice Way (Venice Way Park in Cipriani Subdivision) Pursuant to the California Surplus Land Act

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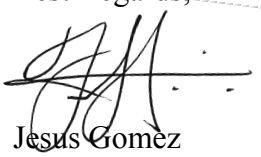
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LETTER OF INTENT

Subject: Acquisition of 477 Venice Way (Venice Way Park in Cipriani Subdivision)
Pursuant to the California
Surplus Land Act

Acquisition of City-Owned Surplus Property

Property:

477 Venice Way (Venice Way Park in Cipriani Subdivision)
Gonzales, California

Submitted To:

City of Gonzales
City Manager's Office
147 Fourth Street
Gonzales, CA 93926

Submitted By:

Aurelian Construction Group
Authorized Representative
Jesus Gomez

Submission Date:

July 3, 2026

July 3, 2026

Taven M. Kinison Brown
Community Development Director
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Subject: Letter of Interest – Acquisition of 477 Venice Way (Venice Way Park in Cipriani Subdivision) Pursuant to the California Surplus Land Act

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LETTER OF INTENT

Subject: Acquisition of 498 South Alta Street (Marchetti House) Pursuant to the California Surplus Land Act

Acquisition of City-Owned Surplus Property

Property:

498 South Alta Street (Marchetti House)
Gonzales, California

Submitted To:

City of Gonzales
City Manager's Office
147 Fourth Street
Gonzales, CA 93926

Submitted By:

Aurelian Construction Group
Authorized Representative
Jesus Gomez

Submission Date:

July 3, 2026

July 3, 2026

Taven M. Kinison Brown
Community Development Director
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

Subject: Letter of Interest – Acquisition of 498 South Alta Street (Marchetti House) Pursuant to the California Surplus Land Act

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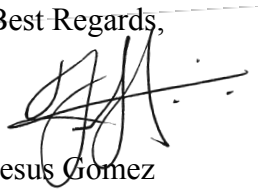
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